

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of October 20, 2016

The minutes of this meeting have not been formally approved and are subject to change and or modification at the next regular meeting.

The meeting of the Hampton Township Planning Board was called to order by Chairman Hinkes at 7:30 PM who led us in the Flag Salute.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, Absent; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; Mr. Goytil, Absent; Mrs. Whitesell, Yes; Attorney Morgenstern, Yes; and Engineer Simmons, Yes.

STATEMENT: Chairman Hinkes advised that this meeting is being held in compliance with provisions P.L. 1975 of the Sunshine Law. Adequate notice of this meeting has been supplied to the Official Newspaper of the Hampton Twp. Planning Board that being the Sunday and Daily New Jersey Herald and is posted at the usual locations of posted notices.

MINUTES: Approval of the Minutes of the August 28, 2016 meeting was made by Mr. Yetter and 2nd by Mr. Dooley.

ROLL CALL: Mr. Roberts, Abstained; Mrs. Rosko, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes and Mrs. Whitesell, Yes.

FRIENDLY'S - Informal presentation to change one window to an ice cream and pick up window.

Present for the presentation was Manager Anastasia Negri. They are making some interior renovations to the store and would like to have a Ice Cream/Pick Up window. They would only be changing one window which is by ice cream preparation area in the store. It is the solid window that is there at the present time. Mr. Simmons had visited the Sussex Store to see that situation. The sidewalk there is 8 Ft. wide with a bench. This store will not have any bench. Mr. Morgenstern advised that the Board could either waive site plan or require a minor site plan. The Board decided to Waive Site plan.

A motion to waive Site Plan approval was made by Mr. Yetter and 2nd by Mr. Dooley.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; and Mrs. Whitesell, Yes.

PUBLIC SESSION

Mr. Kantowitz was present with Steven Martin and his Son. Spoke briefly above the Judge and conditions that are being imposed in regards to the COAH issues and the Martins plan for their property. The Judge is allowing 30% reduction to the numbers for COAH with special mechanics in place by the Town.. Mr. Morgenstern advise that this matter is being decided by Township Committee and that would happen at the next Committee meeting.

APPLICATIONS:

13-02PB Lowe's – Block 3501, Lot 37 – Subdivision

A letter was received from the Attorney requesting the meeting be carried for the November 17, 2016 meeting.

A motion to grant the request was made by Mr. Dooley and 2nd by Mrs. Rosko.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; and Mrs. Whitesell, Yes.

16-02PB Augusta Solar Farm – Final Site Plan – Block 3105, Lot 20.02

A letter requesting that the application be carried to November 17, 2016 was received by the Board Secretary.

A motion to grant the request was made by Mr. Dooley and 2nd by Mr. Yetter.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; and Mrs. Whitesell, Yes.

Hannoush - Parsons Rd.

We have had many complaints about the continual pounding going for so long on this project. Mr. Simmons was asked to report on the conditions as they stand at this point. He submitted 15 pictures of the site and furnish a report dated October 13, 2016. There are some issues that should be addressed before they fill the voids with the wrong kind of fill which will deteriorate over time and cause sink holes. There is no drainage or underground utilities at this time. Mr. Simmons' office usually make an inspection in July but had not done so until now. He suggests that a new completion date but determined and would suggest July 31, 2017. Also check on Soil Conservation Approval Permit, a certificate of Insurance to cover the new extension date and increase escrow money to cover this items.

A motion for Mr. Morgenstern to prepare a Resolution granting the extension was made by Mr. Dooley and 2nd by Mr. Roberts.

Stone Rows at Halsey Station - Roads

Mr. Simmons had prepared a report on the three roads in this development. The items on this list are just repairs. At this time our DPW would make the repairs and use the Escrow that was posted before the Bankruptcy of Schneider & Bennett (\$53,043.48) as of this date. Someone should check with the Sussex County to be sure they used their Bond money to due what they wanted done down the entrance to Garrett Dr.

A motion to release the escrow funds for the repairs necessary to the roads in Stone Rows was made by Mrs. Rosko and 2nd by Mr. Hinkes.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; and Mrs. Whitesell, Yes.

BILLS:

Harold E. Pellow & Assoc. – General	65.00
Harold E. Pellow & Assoc. – McGuire	96.50
Harold E. Pellow & Assoc. – Augusta Solar Farm	195.00
Harold E. Pellow & Assoc. – Gordon	32.50
Dolan & Dolan – General	617.76
Dolan & Dolan – Lowe’s	82.00
Dolan & Dolan – Augusta Solar Farm	123.00
Harold E. Pellow – General	227.50
Harold E. Pellow & Assoc. – Martin	356.50
Harold E. Pellow & Assoc. – Gordon	210.75
Harold E. Pellow & Assoc. – Augusta Solar Farm	65.00
Dolan & Dolan – Ken Martin	41.00
Dolan & Dolan – Lowe’s	82.00
Sussex count MUA	7,585.00
Dolan & Dolan – Martin	41.00
Dolan & Dolan – Lowe’s	82.00

A motion to pay the bills as presented was made by Mr. Dooley and 2nd by Mr. Yetter

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Yetter, Yes; Mr. Hinkes, Yes; Mr. Dooley, Yes; and Mrs. Whitesell, Yes.

ADJOURNMENT

A motion to adjourn at 8:24 PM was made by Mr. Dooley and 2nd by Mr. Yetter with all members present in Favor and None Opposed.

Respectfully submitted;

A handwritten signature in cursive script that reads "Mary Whitesell".

Mary Whitesell, Secretary