

**HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes of August 21, 2014

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 at 7:30 PM by Chairman Hinkes who led us in the Flag Salute.

ROLL CALL: Mr. Roberts, Yes; Mrs. Rosko, Yes; Mr. Brucker, Yes; 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 the provision of PL 1975, Chapter 231, Secs. 4 & 13 of the Sunshine Law. Adequate notice of this meeting has been supplied to the Official Newspapers of the Hampton Township Planning board that being the Dailey New Jersey Herald and the Sunday New Jersey Herald and is posted in the usual location of posted notices.

MINUTES: A motion to approve the minutes of June 19, 2014 meeting was made by Mr. Dooley and 2nd by Mr. Yetter.

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

RESOLUTION – EXTENSION OF TIME

Gabriel Hannoush – Home & House – Block 2602 Lot 8.03 – Subdivision

A motion to approve the extension of time as requested was made by Mrs. Rosko and 2nd by Mr. Brucker.

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

APPLICIIONS:

06-18 PB Hampton RV – Block 3603, Lot 13 – Site Plan – project is not complete yet. Construction official has an issue with the overhead door, final coat of pavement has not been installed yet.

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

A letter was received from the Attorney on this project requesting it to be carried to the September 18th meeting. A motion to grant the request was made by Mr. Yetter and 2nd by Mr. Dooley.

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

14-02PB Optical Center – (46 Hampton House Road, LLC) – Block 3603, Lot 17 - Site Plan for a New Sign

Mr. Morgenstern sworn in Shawn Benson, partner and Michael Gabel, Engineer for the project. Applicant was represented by Attorney Debra Nicholson of Nicholson and Aiken Attorneys.

Mr. Morgenstern reviewed his letter of completeness dated July 7, 2014. Since then the applicant had time to address his concerns, moved the new sign out the Site Triangle and explained the height of the sign and how the sign would work. Mr. Gabel explained how nitts work in relation to foot candles.

Applicant proposes a new 3 part sign. First part will have the dimension of 3 ft. and 5.78 ft. for a sign area of 17.34 sq. ft. The second part of sign will consist of 3 ft. by 5.78 ft LED controlled internally lit sign with a static changeable message with an area of 17.34 sq. ft. The third part of the sign will have dimensions of 3.38 ft. by 1.25 ft. for an area of 4.225 sq. ft. Thus the total sq. ft. of the new sign will be 39.5 sq. ft. which is less than 40 sq. ft. allowed by ordinance. The variance will not be necessary.

A variance for the sign height is required 18 ft. allowed from the center line of the highway to the top of the sign. The proposed sign is 20 ft. from the ground to the top of the sign which height was approved by variance. The proposed height is 15.49 feet from the ground. Therefore, a height variance is required according to the application. The sign is moved out of the sight triangle.

Mr. Simmons reviewed his letter of July 9, 2014. Most items have been discussed and the colors of the LED display have been provided. The colors will not be Red or Green. The colors will be the same as the existing sign (Aqua Blue). The light intensity will be tested at night.

A motion to deem application complete was made by Mr. Yetter and 2nd by Mr. Brucker

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

A motion to grant the sign height variance was made by Mr. Brucker and 2nd by Mr. Roberts.

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

A motion to Grant Preliminary and Final Site Plan was made by Mr. Dooley and 2nd by Mr. Yetter.

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

A motion to allow for the applicant to submit the permit to the building department before the Resolution is memorialized was made by Mr. Dooley and 2nd by Mr. Yetter.

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

A motion to carry the application to the September 18th meeting for the memorializing was made by Mr. Yetter and 2nd by Mr. Brucker.

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

BILLS:

Harold E. Pellow & Assoc. – General	31.25
Harold E. Pellow & Assoc. – Home Goods	125.00
Harold E. Pellow & Assoc. – Robert Stevenson	248.75
Harold E. Pellow & Assoc. – Jorge & Sons Processing	373.75
Sussex County MUA – Lowe’s Sewer	7,530.00
Dolan & Dolan – General	293.56
Dolan & Dolan – Cage Investors	118.50
Dolan & Dolan – Home & House	158.00
Dolan & Dolan – Jorge & Sons	395.00
Dolan & Dolan – Lowe’s	183.28
Dolan & Doan – Stevenson	263.86
Harold E. Pellow & Assoc. – General	218.75
Harold E. Pellow & Assoc. – Lowe’s	156.25
Harold E. Pellow & Assoc. – Maio	62.50
Harold E. Pellow & Assoc. – McGuire	406.25
Harold E. Pellow & Assoc. – 46 Hampton Hse. Rd.	451.25

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

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

ADJOURNMENT

A motion to adjourn at 8:17 PM was made by Mr. Dooley and 2nd by Mr. Roberts with all member present in Favor and None Opposed.

Respectfully submitted;



Mary Whitesell, Secretary