

**HAMPTON TOWNSHIP  
PLANNING BOARD**

**Minutes of July 20, 2017**

**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 lead us in the flag salute.

**ROLL CALL:** Mr. Roberts, Yes; Mrs. Rosko, Absent; Mr. Brucker, Yes; Mr. Yetter, Absent; 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 of 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 in the usual location of posted notices.

**MINUTES:** Approval of the minutes of May 18, 2017 was made by Mr. Roberts and 2<sup>nd</sup> by Mr. Dooley.

**APPLICATIONS:**

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

A request to carry to the next meeting was received by the secretary. A motion to grant the request was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Brucker.

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

**17-01PB      Angry Eric Brewery – Block 35011, Lot 82.02 – 2 Camre Dr. -  
Preliminary Site Plan Approval**

Present for the application was Eric & Heide Hassing principals of the applicant and Mark Gimigliano, PE of Dykstra Walker Design Group. Mr. Hassing gave an overview of the proposed application.

Angry Eric Brewery is presently located in Lafayette and has out grown the space. The applicant is proposing to relocate at this location with a larger facility. A 7,000 Sq. Ft. building is being proposed and will contain a 1400 Sq. Ft. Tasting Room to accommodate 56 persons. There will 800 sq. ft. outdoor patio with several picnic tables and a fenced-in

lawn area. Tasting Room hours are proposed to be Thursday 5-8 PM, Friday 4-8 PM, Saturday 12-8 PM and Sunday 12-6 PM. The spent grain from the mash tun will be sent to local farmers for feed. Brewing waste water, yeast, hop, trub, sort and residue from keg cleaning will be side streamed to holding tanks that will be removed by a liquid waste company for disposal off site. This property will be served by a septic system.

The application requires the following variances;

1. Minimum parking setback to the street line is 75 Ft. The proposed setback with 31 ft. because for the large easement for the storm water management facility in the rear of the lot
2. Minimum setback distance between buildings is 30 ft. The applicant proposed the silo to be 16 ft. from the main building. The silo must be in close proximity to the building that delivers grains.
3. The minimum parking space size in the zone 10 ft. by 20 ft. long. A variance is sought to permit parking spaces to 9 ft. x 18 ft. Applicant states that because of the storm water management easement plus two detention basins it is difficult to fit the parking lot in utilizing standard spaces.
4. The minimum setback distance of a free-standing sign to the street right-of-way line is 50 Ft. The applicant proposes a setback for sign of 11 ft. from Camre Dr. the application states that it is consistent with other signs on the neighboring property on Camre Dr.
5. The off-street parking lot and loading area together with the access aisles and driveway and fire lanes shall not occupy more than 30% of the lot area as set forth in Section 108-26C (1). The zoning chart on page 1 of the site plan indicates that the impervious cover is 37%. The attorney computes the impervious coverage without the building at less than 30%.
6. Since the driveway access is to a private street, the Hampton Township Zoning Board has construed the zoning ordinance to require a variance to construct a building on a lot not fronting on an approved street pursuant to NJSA 40:55D-35. Camre Drive is a private street.
7. Variance from the requirements for sidewalks. Section 108-27(g) of the zoning ordinance requires the Applicant to install sidewalks along the front of the lot. A variance is required.

Engineer Simmons reviewed his report of June 8, 2017

Mr. Simmons had questions in regards to the following:

1. The generator is proposed and will be glycol chiller on east side of building on the sidewalk but does not show on the plan.
2. There is a rear door on the south side of the building and a door on the east side of the building that are not on the site plan.

3. The location of the depressed curb to be relocated to proposed driveway location.
4. Stormwater management plan to be supplied

There are more items on the report some of which were discussed in the Attorney's report. Further information may be explained in his report of June 8, 2017.

Exhibits were presented;

A-1 Site Plan – Preliminary and Final Site Plan  
A-2 Lighting Plan

A motion to Grant Preliminary Site Plan approval was made by Mr. Roberts and 2<sup>nd</sup> by Mr. Brucker.

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

A motion to grant all the variances required was made by Mr. Dooley and 2<sup>nd</sup> by Brucker.

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

A motion to carry to August 17, 2017 for the Memorializing Resolution was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Brucker

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

**BILLS:**

Harold E. Pellow & Assoc. – General	65.00
Harold E. Pellow & Assoc. – 2 Camre Dr., LLC	493.20
Harold E. Pellow & Assoc. – Ken Dykstra	162.50
Harold E. Pellow & Assoc. – McGuire	32.50
Dolan & Dolan – General	125.25
Dolan & Dolan – 2 Camre Dr., LLC	347.36
Dolan & Dolan – 2 Camre Dr., LLC	417.50
Dolan & Dolan – McGuire	41.75
Dolan & Dolan – Cage Investors	41.75
Sussex County MUA	7,601.25

A motion to pay the bills as presented was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Brucker

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

**ADJOURNMENT**

A motion to adjourn at 8:57 PM was made by Mr. Dooley and 2<sup>nd</sup> by Mr. Roberts with all members in Favor and none Opposed.

Respectfully submitted;

*Mary Whitesell*

Mary Whitesell, Secretary