

**THE HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes for January 18, 2024

January 18 2024

The meeting of the Hampton Township Planning Board was called to order at 7:00 PM by Gerard Ambrosi who led us in the Flag Salute.

Roll Call: Mr. Brucker, Absent; Mr. Daniels, Yes; Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mr. Ostrander, Absent; Mr. Santora, Yes; Mr. Sivulich, Yes; Mr. Walthers, Absent; Mr. Zawacki, Yes, Mr. Yetter, Absent; Mr. Dooley, Yes; Mr. Ambrosi, Yes; Attorney Brady, Yes; Engineer Simmons, Yes.

STATEMENT: 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 Daily New Jersey Herald and the Sunday New Jersey Herald and is posted in the usual location of posted notices. Testimony will not be received after 10:00 PM.

RE-ORGANIZATION

SWEAR IN BOARD MEMBERS

Timothy Dooley, Mayor, Class I; Dave Gunderman, Class II; Gerard Ambrosi, Class IV; Ted Zawacki, Class IV; – Members were sworn in by Attorney Brady.

MINUTES: A motion to approve the Minutes of December 21, 2023 was made by Mr. Dooley and 2nd by Mr. Sivulich. Mr. Ambrosi abstained. All other board members were in favor.

APPOINTMENT OF CHAIRMAN

A motion to appoint Mr. Ambrosi was made by Mr. Daniels and 2nd by Mr. Sivulich.

Roll Call: Mr. Daniels, Yes; Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mr. Santora, Yes; Mr. Zawacki, Yes; Mr. Dooley, Yes; Mr. Sivulich, Yes;

APPOINTMENT OF VICE CHAIRMAN

A motion to appoint Mr. Daniels was made by Mr. Sivulich and 2nd by Mr. Gunderman

Roll Call: Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mr. Santora, Yes; Mr. Zawacki, Yes; Mr. Dooley, Yes; Mr. Sivulich, Yes; Mr. Ambrosi, Yes.

APPONTMENT OF PLANNING BOARD ENGINEER

A motion to appoint David Simmons from Harold E. Pellow & Associates as Engineer was made by Mr. Daniels and 2nd by Mrs. Kominiak.

Roll Call: Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mr. Santora, Yes; Mr. Zawacki, Yes; Mr. Dooley, Yes; Mr. Sivulich, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes.

APPOINTMENT OF PLANNG BOARD ATTORNEY

A motion to appoint David Brady and Michael Brown of Brady & Correale, LLP was made by Mr. Daniels and 2nd by Mr. Dooley.

Roll Call: Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mr. Santora, Yes; Mr. Zawacki, Yes; Mr. Dooley, Yes; Mr. Sivulich, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes.

DESIGNATION OF NEWSPAPER

A motion to have the Daily and Sunday New Jersey Herald as the newspaper for notification of Board business was made by Mr. Gunderman and 2nd by Mr. Sivulich.

Roll Call: Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mr. Santora, Yes; Mr. Zawacki, Yes; Mr. Dooley, Yes; Mr. Sivulich, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes.

DESIGNATION OF TIME & DATE OF MEETING

A motion to have the meeting time to be 7:00PM and meeting date the 3rd Thursday of the month was made by Mr. Gunderman and 2nd by Mr. Sivulich.

Roll Call: Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mr. Santora, Yes; Mr. Zawacki, Yes; Mr. Dooley, Yes; Mr. Sivulich, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes.

RESOLUTION:

**23-10-PB Harby, John --- 209 Highland Ave – Block 2802, Lot 3—Plot
Plan with Variances
*Memorialization***

A motion to approve the resolution was made by Mr. Gunderman and 2nd by Mr. Sivulich.

Roll Call: Mr. Sivulich, Yes; Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes;

BILLS:

Harold E. Pellow & Assoc. - Hampton Twp PB	\$724.50
Harold E. Pellow & Assoc. – Lowes	\$848.00
Harold E. Pellow & Assoc. – Fairclough Land, LLC	\$34.50
Harold E. Pellow & Assoc. – Ephemeral Realty	\$847.50
Harold E. Pellow & Assoc. – Northwest Christian School	\$717.50
Harold E. Pellow & Assoc. – Peter & Laure Mantia	\$172.50

A motion to pay the bills was made by Mr. Dooley and 2nd by Mrs. Kominiak. All board members were in favor.

OPEN TO THE PUBLIC

Steve Martin asked about a Letter of Interpretation he received regarding Block 3501, Lots 32, 34, & 35, which neighbors his property. He was concerned the sender may not have knowledge of a potential future road planned for that area. Mr. Simmons confirmed a consultant for the project contacted him several months ago and he provided some information, including the plans for a potential road. It was agreed that Mr. Brady and Mr. Simmons would look into what is on file with the town and send a response to the letter.

DISCUSSIONS

Mr. Simmons stated that he sent information to the DOT regarding signage on Sid Taylor Rd.

Mr. Simmons stated that he received a call regarding the lot next to Tractor Supply. They are interested in putting in a slaughtering house. The potential applicant was interested in a TRC meeting. Mr. Brady stated he would reach out to get more information.

Mr. Simmons stated the warehouses across from Suburban Propane sent plans to him to review for resolution compliance so they can begin construction.

ADJOURNMENT

A motion to adjourn at 7:35 PM was made by Mr. Gunderman and 2nd by Mr. Dooley with all members present in favor and none opposed.

Respectfully submitted,

Katie Schroder, Acting Secretary