

**THE HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes for February 15, 2024

February 15, 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. Yetter, Absent; Mr. Sivulich, Yes; Mr. Gunderman, Yes; Mr. Zawacki, Yes; Mr. Dooley, Yes; Mr. Santora, Absent; Mrs. Kominiak, Yes; Mr. Ostrander, Yes; Mr. Walthers, Absent; Mr. Brucker, Absent; Mr. Gurick, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Attorney Brown, 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.

MINUTES: A motion to approve the Minutes of January 18, 2024 was made by Mr. Dooley and 2nd by Mr. Sivulich. All board members were in favor, with Mr. Ostrander abstaining.

APPLICATIONS:

**23-08-PB Northwest Christian School --- 92 Rt. 519 – Block 3202, Lot 24
— Minor Site Plan – Addition
 *Completeness & Public Hearing***

Mr. Ambrosi recused himself for this application.

Attorney Colabella stated he is representing Northwest Christian School, who plans to build an addition.

Michael Fischer was sworn in and provided his background as an engineer.

Mr. Simmons reviewed his report and recommended that the Board approve the application for completeness to move forward with the hearing.

Roll call: Mr. Sivulich, Yes; Mr. Gunderman, Yes; Mr. Zawacki, Yes; Mr. Dooley, Yes; Mrs. Kominiak, Yes; Mr. Ostrander, Yes; Mr. Gurick, Yes; Mr. Daniels, Yes;

Mr. Fischer presented the plans for the addition as Exhibit A101. He explained the property as almost 13.9 acres in the R-3 Zone, adjacent to the Cerbo property. The school has been before the Board before for the initial build in 1988, an addition in 2000, parking lot expansion in 2003, and a maintenance building in 2004. The current proposed addition will not require any new variances, is not seen to have a negative impact on the environment, will not increase the number of students attending, and will be for school use which is considered inherently good for the community. There are wetlands in the back of the property, but they are farther than 150 feet from planned construction.

Mrs. Kominiak asked if the school uses a well and septic. Mr. Fischer confirmed that is the case, but due to no increase in students no changes to the well or septic are required. The county will sign off on the certification. She asked what the addition will be used for. Mr. Colabella stated that Mr. Johnson would be better suited to answer questions about the school's intentions.

The session was opened to the public for any questions for Mr. Fischer before Mr. Johnson was sworn in to answer Mrs. Kominiak's question.

Thomas Johnson stated he is the Vice President of the School Board, and also the Building and Grounds Chair. Mr. Johnson discussed the history of the school's construction and previous addition. He stated the new addition will be used to add resources for the current students such as a science lab and music room. The addition will not increase the number of students attending the school.

Mr. Daniels asked to confirm this addition will be built out closer to 519 and asked if there are any other plans for future additions. Mr. Johnson confirmed the location, and that there are no other plans to build onto the school.

Attorney Brown opened the hearing to any questions from the public. Seeing none, questions were closed.

Attorney Brown asked Mr. Johnson to provide information about the school's existing electronic sign. Mr. Johnson estimated it was installed around 2022. They received a permit and followed all requirements at that time, which was provided as Exhibit A-102. Attorney Brown noted that the sign is not held to the most recent sign ordinance, as it was installed prior, but he believes it meets all requirements. He asked Mr. Johnson if the school would adjust the sign to meet new requirements, if necessary. Mr. Johnson agreed.

Engineer Simmons reviewed his report. The addition would require an expansion of the use variance, as a school is not a permitted use in an R-3 zone. No sidewalks are proposed at this time, but the board can waive this requirement with the condition that the applicant add sidewalks if asked. A variance will be required for lighting as the current ordinance for light intensity on sidewalks requires between 0.5 - 1.0 footcandle. The isolux lines show a maximum of 1.2 footcandles. Hours of operation, and lights used after hours for security purposes will also need to be provided. Mr. Johnson stated the security lights would be used from dusk to dawn.

Mr. Simmons stated the proposed addition is less than 1 acre and therefore is not a major project under the current storm water regulations. No changes to the well are required due to no increase in student population. The Sussex County Health Department will approve the sewer after some improvements to bring the system up to code. More specific information is needed regarding the landscaping and HVAC equipment to be sure it is shielded from the road. Approvals are required by the Sussex County Planning Board, Upper Delaware Conservation District, Sussex County Health Department, Hampton Township Construction Official, and Hampton Township Fire Subcode Official. Mr. Simmons recommended the board require an as-built plan upon completion of the project.

The hearing was open to the public for any comments.

Attorney Brown reviewed the variances and recommended conditions of the approval. Variances would include a use variance expansion for a school in an R-3 Zone. Bulk variance relief was not related to the addition, but included lack of sidewalks and lighting. This application requires minor site plan approval, which was recommended with the following conditions: revised architectural plans indicating whether there are 2 or 3 exit doors, an updated landscaping plan, compliance with new signage ordinance, installation of sidewalks if requested, which lights will only be on from dusk until dawn, HVAC units will be ground-mounted and properly shielded from view, as-built provided by a surveyor, and all other approvals are met.

A motion to approve the application was made by Mr. Gunderman and 2nd by Mrs. Kominiak.

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

Attorney Colabella asked for approval to begin work on the project immediately to ensure the school is ready by the next school year. Attorney Brown stated that while the Board can allow work to begin, the applicant will assume the risk, as the application is subject to an appeal for up to 45 days from the publication of the resolution. An updated plan will also need to be provided to resolve any of Engineer Simmons questions or concerns.

A motion was made to allow for work to begin prior to the 45 days by Mr. Dooley and 2nd by Mr. Gunderman.

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

DISCUSSION:

Mr. Daniels asked the status of traffic signs on Sid Taylor Rd. Engineer Simmons stated he had been in contact with the DOT who offered two options. Option 1 is to request

directional/guidance signage which will direct large trucks to 206 and 94. This signage is not enforceable, but will be installed for free by the DOT. Option 2 is regulatory signage, which is enforceable by law, but will require studies that must be reviewed and approved by the DOT. He recommends trying the first option to see if it is effective before spending the money on option 2. Mr. Simmons is also providing this information to the Township Committee for them to decide. Mr. Gunderman also stated information can be sent to Google to direct trucks away from Sid Taylor Rd.

Mr. Zawacki stated that no action appears to have been taken to demolish the collapsing house on Mount Benevolence Road and there has been further damage since the recent snow. Mr. Dooley stated he would talk to our Code Enforcement Officer.

Mrs. Kominiak stated that a house on Frank Chandler has been an ongoing issue as well and has partially collapsed. Mr. Dooley confirmed that it has been condemned as an unsafe structure. He spoke with the town attorney and they town is doing all they can to rectify this issue.

BILLS:

Brady & Correale, LLP—Northwest Christian	\$179.00
Brady & Correale, LLP—Peter/Laure Mantia	\$1,093.75
Brady & Correale, LLP—John Harby	\$2,231.25
Brady & Correale, LLP—John Harby	\$1,881.25
Brady & Correale, LLP—Ephemeral Realty	\$1,882.25
Harold E. Pellow & Assoc. – Hampton Twp – PB	\$69.00
Harold E. Pellow & Assoc. – Lowes	\$138.00
Harold E. Pellow & Assoc. – JCB Development	\$172.50
Harold E. Pellow & Assoc. – Ephemeral Realty (Sussex Honda)	\$241.50
Harold E. Pellow & Assoc. – John Harby	\$103.50
Harold E. Pellow & Assoc. – Northwest Christian School	\$341.50

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

OPEN TO THE PUBLIC

ADJOURNMENT

A motion to adjourn at 7:55 PM was made by Mr. Dooley and 2nd by Mr. Gunderman with all members present in favor and none opposed.

Respectfully submitted,

Katie Schroder, Acting Secretary