

BOROUGH OF HAMPTON
PLANNING /ZONING BOARD OF ADJUSTMENT

PLANNING/ ZONING BOARD OF ADJUSTMENT MEETING

JUNE 7, 2021

Chairman, Jeff Minchin, called the Zoom meeting of the Hampton Planning/Zoning Board of Adjustment meeting to order at 8:03 p.m. This meeting has been advertised in compliance with the Open Public Meetings Act in the Hunterdon County Democrat. A copy of this notice has been posted and is on file in the Office of the Municipal Clerk.

1. Flag Salute:

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| Roll Call: Present: | Pam Bailey Andrew Hurley Jeff Minchin | Rob Celentano Chris Masin Todd Shaner (Mayor) |
| Not Present: | Chad Nathanson | Randy Newman |

Review of Ordinance 06-2021 pertaining to Prohibiting the Operation of any Class of Cannabis within its Geographical Boundaries and Amending Section 157-51 of the Hampton Borough Municipal Code Ordinance #06-2021. At this time, Hampton Borough Planner, Beth McManus was asked to review her Memo regarding Land Use Guidance on Cannabis Legalization dated June 2, 2021, and what it means to our municipality and our role as to determination of whether it is consistent or inconsistent with Hampton Borough's Master Plan. Master Plan does not directly approach this topic and the Re-Examination of Master Plan preserves quality of life and retail flexibility and is considered not inconsistent with our Master Plan. Discussions took place regarding the 6 different types of Cannabis Businesses and which ones could take place in the Borough along the Route 31 Corridor. Planning Board was advised of the August 22, 2021, deadline for the regulation or prohibition of Cannabis and the adoption of a Cannabis Ordinance.

Motion was made by Andrew Hurley and seconded by Rob Celentano to agree with the Planner, Beth McManus's Opinion whereby Prohibition of Cannabis uses in Hampton Borough would not be inconsistent with the Hampton Borough Master Plan. Roll Call Vote: All Ayes, Motion Carried.

Additional discussions took place as to how the Hampton Borough Planning Board felt the Hampton Borough Council should or should not adopt an Ordinance pertaining to the operations of any Class of Cannabis within our municipality. Planning Board thought it would be to the Borough's benefit to have more time to review the pros and cons of having such a business in the Borough and felt that the August deadline would be rushing things.

Second Motion was made by Andrew Hurley and seconded by Chris Masin to recommend the Adoption of the Cannabis Ordinance #06-2021 and Amending Section 157-51 of the Hampton Borough Municipal Code from Prohibiting Cannabis Businesses with the Borough of Hampton. Roll Call Vote: All Ayes, except for Pam Bailey.

Planning Members asked the Planning Board Secretary, Sherry Minchin, to draft correspondence to Hampton Borough Council and Linda Leidner, Clerk to advise them of outcome of their review of Ordinance #06-2021 pertaining to Prohibiting the Use of any Class of Cannabis within the geographical boundaries of Hampton Borough.

Budget Updates were tabled to the next Planning Board Meeting. Todd Shaner will reach out to Linda Leidner regarding Planning Board Budget for Calendar Year 2021.

Master Plan Updates were discussed and determined that they will have Joe start off where they left off in December, 2021. Planning Board Engineer, Joe Vuich asked the Planning Board to refresh everyone's memory and to be more precise as to what areas they want him to work on. Both Planning Board Members Andrew Hurley and Jeff Minchin reviewed said information with everyone. Such recommendations were to Master Plan with any new ordinances or any revisions to old ordinances, Integrating RS/IS Zones, as well as looking into improvements to areas such as improvements in lighting, curbs, and walkways. The Master Plan Committee consists of Jeff Minchin, Andrew Hurley, Rob Celentano and Pam Bailey.

Both the Hampton Borough Planner, Beth McManus and Hampton Borough Engineer, Joe Vuich from Fineini Engineering left the meeting at 8:55 p.m.

Motion was made by Andrew Hurley and seconded by Chris Masin to accept the Planning Board Minutes dated April 5, 2021. Roll Call Vote: All Ayes, Motion Carried.

Motion was made by Pam Bailey and seconded by Andrew Hurley to accept the Correspondence List. Roll Call Vote: All Ayes, Motion Carried.

Motion was made by Andrew Hurley and seconded by Todd Shaner to approve the following bills and claims from Steven P. Gruenberg, Esq:

Bills from Law Office of Steven P. Gruenberg, Esq., Matter #19003, and Invoice # 1749 in the amounts of \$225.00 (General/May 4, 2021).

Bill from Law Office of Steven P. Gruenberg, Esq., Matter #19003, and Invoice #1807 in the amount of \$240.00 (General/June 1, 2021).

Roll Call Vote: All Ayes, Motion Carried.

At this time, Planning Board Member, Pam Bailey, advised the Planning Board of updates to Musconetcong River Management Association Wild/Scenic River and its connection to Warehouse being built in the Bloomsbury area and its effect to Musconetcong River.

Motion made by Todd Shaner and Seconded by Andrew Hurley to adjourn the Planning Board meeting at 8:55 p.m. Voice Vote: All Ayes, Motion Carried.

Respectfully Submitted

Sherry Minchin
Planning Board Secretary