

**BOROUGH OF HAMPTON
PLANNING/ZONING BOARD OF ADJUSTMENT**

AGENDA

December 4, 2023

ADEQUATE NOTICE was given as follows: Notice was sent to the “Hunterdon County Democrat” in compliance with the Open Public Meetings Act. Notice was posted on the Municipal bulletin board at One Wells Avenue in Hampton, N.J. and the notice is on file with the Borough Clerk.

1. Flag Salute
2. Oath of office for any new or existing members: None
3. Roll Call:

Pam Bailey	Rob Celentano
Karen Cunningham	Andrew Hurley
William McQuaide	Jeff Minchin
Chad Nathanson	Alicia Noon
Todd Shaner (Mayor)	
4. New Business: Review of updates to Ordinances to Master Plan addressing #8 (improved standards for lighting and curbs and sidewalks) and 10 (convenient pedestrian and bicycle facilities along the roads) and to determine if ready for Public Hearing.

Discussion of Outstanding Bills unpaid by applicant Chris Beasley regarding Lot Line Adjustment between Chris Beasley and Kappus Plastic and their failure to provide us with additional Escrow funds to pay said outstanding bills for 9 months.

Status of Highlands Plan Conformance Grand Funding (Judy Thorton, Representative) sent to Council to adopt Resolution authorizing Municipal Administrative Personnel to proceed with Grant Funding Request with Judy Thorton, Highland’s Representative.
4. Communications:

See Attached Correspondence List.
5. Minutes: Planning Board Minutes dated June 5, 2023
6. Resolutions: None
7. Completeness Items: None
8. Public Hearing & Discussion Items: None
9. Executive Session: None
10. Bills and Claims:

Bill from Law Office of Steven P. Gruenberg, Esq., General, Account #19003 and Invoice #4047 for services in connection with discussion of general matters and preparation of planning board meeting in the amount of \$198.00 dated November 1, 2023, and received by email on November 2, 2023.

11. Public Comment:

12. Adjournment:

Time:

This notice is subject to change without notice and action may or may not be taken. If for any reason you can't attend this meeting, please contact the Secretary at (908) 343-3760.

**BOROUGH OF HAMPTON
PLANNING BOARD**

Correspondence Lists for December 4, 2023:

1. Bills from Law Office of Steven P. Gruenberg, Esq., General, Account #19003 and Invoice # 4047 for services in connection with discussion of general matters and preparation of reorganization meeting in the amount of \$198.00 dated November 1, 2023, and received by email on November 1, 2023.
2. Miscellaneous emails to and from Linda Leidner regarding several different OPRA requests.
3. Numerous emails to and from Kenneth Bennett, potential candidate asking to fill an alternate position on the Hampton Borough Planning Board.
4. Email from Musconetcong Watershed Association regarding volunteer membership dated May 26th.
5. Emails from Lynette from NJPO regarding advising us of Mandatory Training Classes left for calendar year 2023.
6. Emails to and from Allison Witt regarding f/u on Violation Order given to Obsessions regarding outdoor seating and the storage of construction truck and trailer on premises.
7. Emails to and from Allison Witt and Chris from Obsessions regarding f/u on request for filing of Site Plan Application for outdoor seating at Obsessions.
8. Emails to and from attorneys for Obsessions regarding filing of Site Plan Application for outdoor seating at Obsessions.
9. Emails to and from Linda Leidner regarding Reorganization date scheduled for 2024.
10. Email received from Linda Liedner advising me that Kenneth Bennett was approved as an Alternate to the Planning Board at the last Council Meeting.
11. Emails to and from Linda Leidner regarding taking Chris Masin off the Planning Board Rooster for 2023 for failure to complete the Financial Disclosure Statement for calendar year 2023 to avoid fines as he did not respond to our emails.
12. Miscellaneous correspondence and emails to and from Chris Beasley, his attorney regarding Lot Line Adjustment between Beasley/Kappus Plastic and their failure to replenish his Escrow funds to pay for outstanding bills of Planning Board Professionals for 9 months.

13. Emails to and from Judy Thorton, Highlands Representative regarding Hampton Borough's eligibility for Highlands Plan Conformance Grant Funding and Judy following up to determine if we are still interested in grant funding. Numerous Emails sent back and forth regarding the same.
14. Emails from Judy Thorton, Highlands Representative following up on status of the Final Document for Plan Conformance (\$9,000.00 still owed to Hampton).
15. Emails to and from Linda Leidner regarding status of Final Document for Plan Conformance (\$9,000 owed to Hampton).
16. Emails to and from potential applicants regarding purchase of 150 Route 31, Hampton, and potential of adding on a 2nd level to building for additional rental property.
17. Emails to and from Linda Leidner regarding Certified Mail received from French and Parillo regarding Highlands applicability Determination submitted to NJDEP by French & Parillo.
18. Emails to and from Kathy Olson regarding receiving an Itemized Statement of the accounting on James Beasley vs. Kappus Plastic's escrow account regarding the Lot Line Adjustment between the two parties.
19. Emails to and from Linda Leidner regarding several applications redone and prepared by me and her putting them online for future reference.
20. Emails to and from Lynette from NJPO regarding the online training session for Planning Board Member.
21. Emails from Linda Leidner regarding the Agenda for monthly Council Meetings.
22. Emails to and from Planning Board Professionals regarding emails received from Chris Beasley regarding Lot Line Adjustment between Beasley/Kappus Plastic and Requests for Replenishment of Escrow funds.
23. Newsletters from The New Jersey Planner received by mail.
24. Email received from Linda Leidner regarding an FIOA Request (property located in Union Twp).
25. Email received from Raturaj Ranpise, Code Violations Specialist for Safeguard Properties regarding work performed on homes that are vacant and foreclosed. Email sent to Linda Leidner who advised him to reach out to the Code Enforcement Officer.
26. Emails to Allison and from Hampton Junction Nonna's Kitchen regarding wanting to put up a large lighted sign in place of the sign currently in place.

27. Emails to and from Linda Leidner regarding observation of vehicles driving across the park lawn entering from Valley Road.
28. Email received from Kathy Olsen regarding a new voucher to be used for 2023.
29. Emails to and from Beth McManus regarding preparing updates (#8 & 10) to ordinances for Master Plan.
30. Emails to and from Beth McManus regarding draft ordinance for updates to master plan (#8 & #10).
31. Emails to and from Erica Edwards, Attorney from Route 31 Enterprises LLC (Obsessions).
32. Emails to and from Charlie Matarrazo regarding applying for application regarding 12 Makenzie Road.
33. Emails to and from New Jersey Planning Officials regarding Renewal Notice for calendar year 2024.
34. Emails to and from several residents and Allison Witt regarding property owned by Eric Swenson.
35. Emails to and from Planning Board Professionals regarding invoices/vouchers.
36. Emails to and from Linda Leidner regarding the passing of Councilman, John Drummond/Spouse of Clerk, Cathy Drummond.
37. Emails to and from potential applicants regarding building setbacks on property located at 2 Maple Lane/Makenzie Road.
38. Emails to and from Heather Burd, Realtor regarding 407 Pine Stone Drive regarding a deck that was put up without approval on property whereby the property is majority in Hampton/partially Lebanon Twp.
39. Emails to and from Finelli Consulting regarding outstanding balances on bills.
40. Emails to and from Hailie Holland regarding Hampton Junction sign.
41. Emails to and from Department of Community Affairs regarding Certification for Todd Shaner regarding completion of Basic Course in Land Use Law and Planning.
42. Emails to and from Allison Witt, Zoning Officer and potential applicant, Mr. Alves regarding filing an application for installing pool, fence and shed on property.
43. Emails to and from Alison Witt, Zoning Officer and potential applicant, Sander Mens regarding property located on 7 New Street (buildable lots).

44. Emails to and from Allison Witt, Zoning Office and potential applicant regarding Kohltech/Bowlby Street/Outdoor storage.
45. Emails sent to and from Allison Witt regarding property owned by Lee Hanson regarding property located at 26 Johnson Avenue.
46. Emails received from Allison Witt and Gianna Mangione-Magyar, realtor representing potential applicant regarding property located at 184 Route 31 (possible doggie daycare property).
47. Emails to and from 2 separate potential applicants regarding the same vacant lot owned by the Borough up for sale, whereby want to put house on the property.
48. Emails to and from potential applicant regarding 184 Route 31 (1.66 wooded acres) whereby want to clear out property, blacktop property and use for commercial vehicles and Mobile Home, along with storing Shipping containers.

**BOROUGH OF HAMPTON
PLANNING/ZONING14 BOARD OF ADJUSTMENTS**

Municipal Offices
(908) 537-2329

P.O. Box 418
Hampton, N.J.

ROLL CALL AND MOTION TRACKING

Date: _____ Meeting Start: _____ Adjourn:

Professionals Attending:

Members

Roll Call

Mayor Shaner

Pam Bailey

Rob Celentano

Jeff Minchin

Chad Nathanson

William McQuaide

Andrew Hurley

Chris Masin

Alicia Noon

Karen Cunningham

**BOROUGH OF HAMPTON
PLANNING/ZONING BOARD OF ADJUSTMENTS
MEETING SCHEDULE FOR 2023**

NOTICE IS HEREBY GIVEN that pursuant to the Provisions of Section 13 of the Open Public Meetings Act, Chapter 231, P.L. 1975, the following is the schedule of regular monthly meetings of the Borough of Hampton, Planning/Zoning Board of Adjustments. Unless otherwise indicated, all meetings will be held on the first Monday of each month at 7:30 p.m., at the Municipal Building, Main Street & Wells Avenue, Hampton, New Jersey.

January 23, 2023 (Reorganization)
February 6, 2023
March 6, 2023
April 3, 2023
May 1, 2023
June 5, 2023
July 3, 2023
August 7, 2023
September 4, 2023 (Labor Day/to be Determined)
October 2, 2023
November 6, 2023
December 4, 2023
January 22, 2024 (Reorganization)

A copy of this Resolution will be prominently posted by the Hampton Borough Clerk through 2023 in the Municipal Building on the bulletin board, and shall be sent to the Hunterdon County Democrat, which is designated as the official newspaper for publication of legal notices for the Hampton Borough Planning/Zoning Board of Adjustments, pursuant to Section 3 (d) of the Open Public Meetings Act, (Chapter 231, P.L. 1975). This is a true copy of a resolution adopted by the Hampton Borough Planning/Zoning Board of Adjustments at the re-organizational meeting held on January 23, 2023.

Sherry Minchin
Planning Board Secretary