

BOROUGH OF HAMPTON  
PLANNING /ZONING BOARD OF ADJUSTMENT

PLANNING/ ZONING BOARD OF ADJUSTMENT MEETING      FEBRUARY 26, 2023

Planning Board Chairman, Jeff Minchin called the meeting of the Hampton Planning/Zoning Board of Adjustment meeting to order at 7:45 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:

Roll Call: Present:	Pam Bailey William McQuaide Chad Nathanson	Rob Celentano Jeff Minchin
Not Present:	Andrew Hurley Alicia Noon	Chris Masin Todd Shaner

Planning Board Attorney, Steven P. Gruenberg, Esq. swore in Rob Celentano, as an existing member of the Hampton Borough Planning Board. Chris Masin will be sworn in at the next scheduled Hampton Borough Planning Board Meeting.

Discussions were made regarding Chairman. Motion was made by Alicia Noon and seconded by Todd Shaner to nominate Jeff Minchin as Chairman. Motion to close nominations was made by Andrew Hurley and seconded by Alicia Noon. Roll Call Vote: All Ayes, Motion Carried.

Planning Board Budget Request/Master Plan Budget Request was approved. Planning Board Secretary, Sherry Minchin will provide Kathy Olsen, CFO with copy of our Budget Request for calendar year 2023 trying to break down amounts needed for professionals fees for items needed to be updated to our Master Plan list as well as Resiliency Plan required by the MLUL and State of New Jersey.

Review of Amendment to Land Development Ordinances (#2 & #21) which was tabled from our November 28, 2022, January 23, 2023 meeting and our February 6, 2023 meeting. It is now tabled to our March 6, 2023 Planning Board Meeting.

Hampton Borough Resiliency Program as required by Municipal Land Use Law (MLUL) was initially tabled to the February 6, 2023, Planning Board Meeting to allow the Planning Board Attorney, Steven P. Gruenberg, Esq. to investigate this topic further. It was determined by our Attorney, Steven P. Gruenberg, Esq. that this is a new program that is now going to be required as a result of Climate Change. Mr. Gruenberg stated that he felt that we should have our Planner, Beth McManus work on a Resiliency Program for Hampton Borough as they would be more in her area of work. Planning Board Secretary, Sherry Minchin will reach out to Beth McManus regarding drafting up a Resiliency Program for Hampton Borough.

At the request of Council, Planning Board reviewed the Floodplain Ordinance. It was determined by both the Planning Board Attorney, Steven P. Gruenberg, Esq. and the Planning Board Engineer, Bryce Good from Finelli Consulting Engineers stating that this is a new Ordinance required by the State of New Jersey and that the language given in said Floodplain Ordinance is not inconsistent with the Hampton Borough Master Plan. A Motion was made by Rob Celentano and seconded by Pam Bailey to accept the Floodplain Ordinance as written as it was determined it is not inconsistent with the Hampton Borough Planning Board and to have the Planning Board Secretary, Sherry Minchin, send a letter to the Hampton Borough Council regarding same.

Motion was made by Rob Celentano and seconded by Chad Nathanson to accept the Correspondence List.  
Roll Call Vote: All Ayes, Motion Carried.

Motion was made by Pam Bailey and seconded by William McQuaide to accept the Planning Board Minutes dated January 23, 2023. Roll Call Vote: All Ayes, except for Rob Celentano who Abstained from Voting. Motion Carried.

Planning Board as a whole decided not to go into Executive Session to discuss the Appointment of Planner for the Hampton Borough Planning Board for calendar year 2023. It was determined that the Planner's rates remain the same as in calendar year 2022. Motion was made by Chad Nathanson and seconded by Rob Celentano to appoint Beth McManus from Kyle & McManus as the Planner for the Hampton Borough Planning Board for calendar year 2023. Roll Call Vote: All Ayes, Motion Carried.

Motion was made by Rob Celentano and seconded by Chad Nathanson to approve the following bills and claims from Finelli Consulting Engineers and Steven P. Gruenberg, Esq:

Steven P. Gruenberg, Esq. , General, Account #19003 and Invoice #3130 for services in connection with discussion of general matters and preparation and attendance at Planning Board Meeting in the amount of \$231.00 (General/January 23, 2023) dated February 1, 2023 and received by email on February 1, 2023.

Finelli Consulting Engineers, Hicks Paving, Account # HAHP00042 and Invoice number 35298 in the amount of 217.50 dated January 31, 2023 and received by email on February 6, 2023.

Finelli Consulting Engineers, General, Account #HAHP00070, Invoice #35299 for services in connection with discussion of general matters and preparation and attendance at Planning Board Meeting in the amount of \$72.50 dated January 31, 2023 and received by email on February 6, 2023.

Roll Call Vote: All Ayes, Motion Carried.

During Public Comment, James Beasley (8 Johnson Avenue, Hampton, N.J.), who initially filed an application for Lot Line Adjustment/Minor Subdivision along with Kappus Plastic a few years back, which application was denied for being incomplete. Mr. Beasley provided everyone with a copy of an outline of his Boundary Line Adjustment between himself and Kappus Plastic. Both of the Planning Board Professionals, Steven P. Gruenberg, Esq. and Bryce Good from Finelli Consulting Engineers advised the Board that this applicant, James Beasley, has not satisfied his application for relief for the Lot Line Adjustment/Minor Subdivision and has been provided numerous correspondence and emails from them as well as the Planning Board Secretary outlining what needs to be done on his end in order to comply with the Hampton Borough Planning Board. Mr. Beasley was advised that this property is not permitted use expanding single family residential use and will be required to apply for both a "C" and "D" Variance.

Motion made by William McQuaide and Seconded by Chad Nathanson to adjourn the Planning Board meeting at 8:30 p.m. Voice Vote: All Ayes, Motion Carried.

Respectfully Submitted

Sherry Minchin  
Planning Board Secretary