

BOROUGH OF HAMPTON  
PLANNING /ZONING BOARD OF ADJUSTMENT

PLANNING/ ZONING BOARD OF ADJUSTMENT MEETING      December 4, 2023

Planning Board Chairman, Jeff Minchin called the meeting of the Hampton Planning/Zoning Board of Adjustment meeting to order at 7:32 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:	Rob Celentano William McQuaide Chad Nathanson	Karen Cunningham Jeff Minchin
Not Present:	Pam Bailey Alicia Noon	Andrew Hurley Todd Shaner (Mayor)

Motion was made by Karen Cunningham and seconded by Rob Celentano to refer to Hampton Borough Council for Review and Introduction of the Improved Standards for Lighting, Curbs and Sidewalk Ordinance, along with the Convenient Pedestrian and Bicycle Facilities along Roadway Ordinance that was prepared by the Hampton Borough Planner, Beth McManus. All Ayes except for William McQuaide. Motion Carried.

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 their outstanding bills owed to the Hampton Borough Planning Board professionals (Steven P. Gruenberg, Esq./Attorney and Finelli Consulting Engineers/Bryce Good, PE) for past 9 months. Both Mr. Gruenberg and Mr. Good speaking on behalf of Finelli Consulting Engineers agreed they would not pursue payment of their outstanding bills relating to this matter and would not be requesting Hampton Borough to pay said outstanding bills on this applicant's behalf to the Hampton Borough Planning Board Professionals at this time. However, if Mr. Beasley or Kappus Plastic intends to pursue any type of Planning Board applications with Hampton Borough in the future, they would be required to pay their outstanding debts/bills to the Hampton Borough Planning Board professionals, Steven P. Gruenberg and Finelli Consulting Engineers relating to their Lot Line Adjustment (Chris Beasley and Kappus Plastic) prior to any applications being heard on their behalf in the near future.

Review of Status of Highlands Plan Conformance Grant 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 with said funds to be used for Updates to Master Plan was tabled to the next Planning Board Meeting.

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

Motion was made by William McQuaide and seconded by Rob Celentano to accept the Planning Board Minutes dated June 5, 2023. Roll Call Vote: All Ayes, Motion Carried.

Motion was made by Rob Celentano and seconded by Bill McQuaide to approve the following bills:

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 dated November 1, 2023, in the amount of \$198.00.

Roll Call Vote: All Ayes, Motion Carried.

Phillip Roerig, owner of Glen Manor Vet, as well as owner of property in Hampton known to most people as the Rockafella Restaurant property came to speak to the Planning Board asking their opinions/recommendations as to what he can do with said property. He knows that he was originally approved by the Hampton Borough Planning Board for the permitted use of building a Veterinary hospital, with apartments over top of the business, however, he states that his situation has changed. Mr. Roerig was advised by the Planning Board Attorney, Steven P. Gruenberg, Esq., that any changes from original approval of use would require him to apply for application regarding same. With regard to permitted use, Mr. Roerig was told to reach out to the Zoning Officer, Allison Witt.

Resident, Sandra Honczarenko came before the Planning Board to give her opinion regarding property located at 151 State Hwy Route 31, which property abuts up to her property. She wanted to make sure we know that there are State Regulations that apply to both Ingress/Egress on their property that do not allow another driveway to enter, and exit said property. She had recently heard that someone was interested in purchasing this property and wanted to let the Planning Board know of said information.

Motion made by Rob Celentano and Seconded by Chad Nathanson to adjourn the Planning Board meeting at 8:23 p.m. Voice Vote: All Ayes, Motion Carried.

Respectfully Submitted

Sherry Minchin  
Planning Board Secretary