

**THE HAMPTON TOWNSHIP
PLANNING BOARD**

Minutes for February 19, 2026

February 19, 2026

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. Daniels, Yes; Mr. Dooley, Yes; Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mrs. McCarthy, Yes; Mr. Santora, Absent; Mr. Sivulich, Yes; Mr. Walther; Absent; Mr. Yetter, Absent; Mr. Zawacki, Yes; Mr. Ambrosi, Yes. Attorney Brady, Engineer Simmons, and Secretary Schroder were also present.

STATEMENT: Adequate notice of this meeting as required by the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq) has been provided by publication in the Sunday and New Jersey Herald, by a posting in the municipal building at the place where public announcements are posted, and by the publication on the Official Internet Website of Hampton Township.

Remote access will be available for the public's convenience when possible, however, the meeting will commence and continue even in the absence or interruption of remote access for any reason. The public may attend the meeting virtually using the following link:
<https://us02web.zoom.us/j/84121804185?pwd=RForZGVwNWZwbU5Zd0JUNy85TDA2QT09>
Meeting ID: 841 2180 4185 or to attend by phone dial: 929-205-6099, use meeting ID: 841 2180 4185.

MINUTES:

A motion to approve the Minutes of January 15, 2026 was made by Mr. Dooley and 2nd by Mr. Sivulich. All present board members present were in favor, except for Mr. Zawacki who abstained.

RESOLUTIONS:

25-13PB **SCCC Public Safety Training Academy- 114 Morris Turnpike (Rear) Block
2701, Lot 15 - Soil Importation Permit
*Memorialization***

A motion to approve the resolution was made by Mr. Gurick and 2nd by Mr. Gunderman.

Roll Call: Mr. Daniels, Yes; Mr. Dooley, Yes; Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mrs. McCarthy, Yes; Mr. Ambrosi, Yes.

**25-15PB SCCC - Plotts Rd – Block 3301, Lot 2.01 - Athletic Courts
Memorialization**

A motion to approve the resolution was made by Mr. Gunderman and 2nd by Mr. Dooley.

Roll Call: Mr. Daniels, Yes; Mr. Dooley, Yes; Mr. Gunderman, Yes; Mr. Gurick, Yes; Mrs. Kominiak, Yes; Mrs. McCarthy, Yes; Mr. Sivulich, Yes; Mr. Ambrosi, Yes;

APPLICATIONS:

**24-03PB Route 206 Northbound, LLC and 12 Route 206 LLC – 8-12 Hampton Hse Rd
– Block 3603, Lots 25.03, 25.04 & 25.10 - Minor Subdivision, Preliminary and
Final, Major Site Plan and Variance Approval
Extension**

Attorney Brady stated that the applicant is still working to get the Final Platt finalized and accepted by the county and DEP. The normal time frame to file is 190 days but it can be extended for up to a year from the original approval.

Engineer Simmons stated he reviewed the revised plat and spoke with the County Planning Director. She indicated the plat is acceptable, however a correction to a deed reference may be required prior to the documents being circulated for signatures and filed at the County Clerk's Office.

Attorney Brady stated the applicant is seeking an extension of June 30, 2026.

A motion to approve the extension was made by Mr. Gunderman and 2nd by Mr. Dooley.

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

PROFESSIONAL UPDATES:

Mr. Gurick thanked Engineer Simmons for his work with the NJDOT to add signage directing trucks to Routes 206 and 94, rather than Sid Taylor Rd.

Engineer Simmons stated that new contacts at Lowes have confirmed they are working with Tony's Concrete to close the Route 206 road opening in front of the Urgent Care. Tony's Concrete stated they are ready to complete the work as soon as weather permits.

Engineer Simmons stated he attended an onsite meeting with Construction Official Bob Huber, Zoning Officer Allison La Rocca, and Walmart's contractor to review staging for the upcoming renovations. They expect to begin work this week. Walmart currently has a pending Planning Board application, requesting seasonal onsite storage of shipping containers.

He stated that he reviewed application 26-01PB for G7B, LLC and reported to them that he found it temporarily incomplete for several reasons. Their application did not include easement information on the property, which could affect their configuration. It was also missing the previous resolutions and a floor plan, which they confirmed they will send. Given the history and location of the lot, it's important to ensure no prior restrictions on the property are missed.

He stated that a TRC meeting was held with Newton Dev, LLC regarding application 25-14PB. They are working to revise plans based on comments provided during the meeting.

He received a letter from the attorney of Mr. Hannoush, asking for justification for the cost to restore his property. He is working on a response with Attorney McGovern.

He stated Matt Morris provided a suggested list of items addressed during the Master Plan Reexamination on which the town can begin work. Those items include:

1. Consider the development of an ordinance to regulate solar panel installations in residential and commercial zones for use on those lots.
2. Recommend an update to the Township lighting ordinance to mandate the use of LED lighting for commercial development and require during off business hours to be limited to security needs in order to reduce light pollution and skyglow.
3. Establish procedures for Technical Review Committee review of applications. I have attached Newton's ordinance as an example.
4. Expand the Township noise ordinance to include engine braking.
5. Explore the development of an ordinance to recycling of auto washing runoff from car dealerships in order to protect the environment and the local waterways.
6. Explore mixed-use development as a way to conserve environs and decrease sprawl in the Township.
7. Begin process to participate in the NFPA Firewise program to mitigate wildfire risk. This process begins with a subcommittee of volunteers.
8. Work with Committee to pursue the acquisition of additional open space parcels in order to expand passive and active recreation opportunities within the Township.

Mr. Daniels asked if Engineer Simmons expects a parking shortage with the potential 7Brew and Aldi coming in. Engineer Simmons stated when the third lane and traffic light were built in that plaza the town adopted an ordinance that allowed the parking spots taken by that project to be credited toward a deficiency, if it were ever needed. Although there is limited parking close to those stores, the entire plaza has more than enough parking to meet any requirements.

DISCUSSIONS:

Mr. Ambrosi asked if there are any updates pertaining to the Caroprot, LLC (Hampton Diner) application. Attorney Brady stated that he recently ran into the attorney representing that application and mentioned that action is needed. He said he will send a letter to follow up on their discussion. Mr. Daniels asked how the Board can ensure work that has already been completed

without approval or permits was built correctly, for example, footings that have already been dug and built upon. Attorney Brady stated Engineer Simmons can advise conditions that can be written into the resolution when the application is heard to ensure any work that has already been done is safe and to code. Mr. Daniels asked about dirt that was moved or imported at that lot. Attorney Brady stated that is an enforcement issue, but enforcement has been on hold since they've had an application in front of the Board.

Mr. Ambrosi stated February 24th a subcommittee would be meeting to discuss the pending ordinance addressing the keeping of large animals and fowl. The Board will hold a Special Meeting February 26th to review Ordinance 2026-04 regarding the Housing Element and Fair Share Plan.

Mr. Sivulich stated during discussions with Sussex County Community College regarding the Outdoor Gun Range last meeting he had raised concerns regarding the reported noise levels. There are houses significantly closer than where the measurement of 62 decibels was taken. Our ordinance allows a maximum of 65 decibels. His own firearm registers between 150 to 160 decibels. He believes these closer houses will be experiencing levels much higher than our maximum allowed. Attorney Brady stated he will send a new letter addressing this concern; however, gun ranges may be exempt. He will review the state exemptions. Mr. Dooley stated the President of the college told him they were sending surveyors to the location to see if the range can be reconfigured to address the concerns expressed by the Board. They were planning to raise the berms, adjust the backstop, and are looking further into the noise. Mr. Dooley stated he would ask the President for something in writing.

Secretary Schroder asked if there was any action required by the Board prior to swearing in Mr. Gurick as Alternate I at the next meeting. Attorney Brady stated she can write a letter to the Township Committee requesting the change and they would appoint him at their next meeting so he can take the oath as Alternate I at the March meeting.

BILLS:

Brady & Correale, LLP – Newton Dev LLC	\$231.25
Brady & Correale, LLP – SCCC Gun Range	\$233.25
Brady & Correale, LLP – SCCC Athletic Courts	\$286.90
Brady & Correale, LLP – Walmart	\$419.25
Brady & Correale, LLP – Wawa	\$92.50
Brady & Correale, LLP – Mantia	\$92.50
Brady & Correale, LLP – Garrera	\$970.00
Brady & Correale, LLP – Planning Board General	\$507.50
Brady & Correale, LLP – SCCC Athletic Courts	\$646.00
Brady & Correale, LLP – SCCC Gun Range	\$751.25
Harold E. Pellow & Assoc. – Planning Board	\$362.50
Harold E. Pellow & Assoc. – Lowes	\$616.25

Harold E. Pellow & Assoc. – Walmart	\$36.25
Harold E. Pellow & Assoc. – SCCC Gun Range	\$145.00
Harold E. Pellow & Assoc. – Garrera	\$217.50
Harold E. Pellow & Assoc. – Moonlight Property Enterprises	\$145.00
Harold E. Pellow & Assoc. – Walmart	\$145.00
Harold E. Pellow & Assoc. – SCCC Gun Range	\$145.00
Harold E. Pellow & Assoc. – Newton Dev LLC	\$145.00
Harold E. Pellow & Assoc. – Mantia	\$295.00

A motion to approve the bills was made by Mr. Dooley and 2nd by Mr. Gunderman. All present Board members were in favor.

OPEN TO THE PUBLIC

Steven Martin asked if he should attend the upcoming Special Meeting. Attorney Brady stated it is a public meeting, and he is more than welcome to attend. Ordinances being put in place to comply with the Housing Element and Fair Share Plan will be reviewed.

ADJOURNMENT

A motion to adjourn at 7:50 p.m. was made by Mr. Dooley and 2nd by Mr. Gurick with all present members in favor and none opposed.

Respectfully submitted,

Kathryn Schroder, Planning Board Secretary