

**THE HAMPTON TOWNSHIP  
PLANNING BOARD**

**Minutes for February 26, 2026**

February 26, 2026

The meeting of the Hampton Township Planning Board was called to order at 10:00 AM by Gerard Ambrosi who led us in the Flag Salute.

**Roll Call:** Mr. Gunderman, Absent; Mr. Gurick, Absent; Mrs. Kominiak, Absent; Mrs. McCarthy, Absent; Mr. Santora, Yes; Mr. Sivulich, Yes; Mr. Walther, Absent; Mr. Yetter, Absent; Mr. Zawacki, Absent; Mr. Dooley, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes. Attorney Brady, Engineer Simmons, Planner Heyer 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.

**ORDINANCE NO. 2026-04 - AFFORDABLE HOUSING ORDINANCE**

Attorney Brady stated this ordinance is similar to what he's seen in other towns due to recent requirements and deadlines put in place for the Housing Element and Fair Share Plan.

Mr. Heyer stated this is a referral of Hampton Township's Affordable Housing Ordinances that are designed to effectuate the adopted housing plan. The purpose of the meeting is to determine whether the referred Affordable Housing Ordinances are consistent with our Master Plan. The Ordinance did not require an amendment to the Housing Plan Element, and as such it should remain consistent with the Master Plan.

Chairman Ambrosi asked if there are requirements being forced on the town. Mr. Heyer stated that the rules are standard for every town. Hampton Township has a durational adjustment that has not changed.

Chairman Ambrosi asked Attorney Brady if he had any concerns or if any of his other towns took issue with any requirements. Attorney Brady stated one town was concerned with the 1.5% Residential Development Fee applying to additions on existing homes. That town's Land Use Board recommended their Township Committee look into this requirement.

Chairman Ambrosi asked if there were any questions from the Board. Mr. Sivulich asked if everyone understands what this is. Mr. Dooley stated that there are requirements for which Hampton Township does not have the infrastructure. There will likely be changes to the requirements in the future. Eventually the town may be forced to spend the money to create the infrastructure such as public water or sewer, to meet the requirements. In the meantime, the town is in the same position of providing what it can based on the available resources. Chairman Ambrosi stated it does not seem like these requirements should apply to such a rural area. Mr. Heyer stated Hampton Township was able to take advantage of a rule that allows deferment of obligation until infrastructure becomes available. Attorney Brady stated the town is responsible for putting mechanisms in place to meet the requirements if the infrastructure was built. A developer would be responsible for determining how to implement and take advantage of these mechanisms.

Chairman Ambrosi opened the meeting to the public.

A motion to recommend the Township Committee adopt these ordinances and that they are in keeping with the Master Plan, was made by Mr. Daniels and 2<sup>nd</sup> by Mr. Sivulich.

**Roll Call:** Mr. Santora, Yes; Mr. Sivulich, Yes; Mr. Dooley, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes.

## **ADJOURNMENT**

A motion to adjourn at 10:11 a.m. was made by Mr. Daniels and 2<sup>nd</sup> by Mr. Dooley with all present members in favor and none opposed.

Respectfully submitted,

Kathryn Schroder, Planning Board Secretary