

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of April 7, 2016

The minutes of this meeting have not been formally approved and are subject to change and or modification at next regular meeting.

The meeting of the Hampton Township Zoning Board of Adjustment was called to order at 7:40 PM by Chairman Ambrosi who led us in the Flag Salute.

ROLL CALL: Mr. Ostrander, Absent; Mr. Daniels, Absent; Mr. Goytil, Absent; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Attorney Haggerty, Yes; and Engineer Simmons, Yes.

STATEMENT: Chairman Ambrosi advised that this meeting is being held in compliance with the provisions of P.O. 1975, Ch. 231, Sec. 4 & 13 of the Sunshine Law. Adequate notice of this meeting has been supplied to the official newspapers of the Zoning Board of Adjustment that being the Sunday and Daily New Jersey Herald and is posted in the usual location of posted notices. Testimony will not be received after 10:00 PM.

MINUTES: Motion to approve the minutes of March 3, 2016 was made by Mr. Zawacki and 2nd by Mr. Walthers.

ROLL CALL: Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

APPLICATION:

**14-022B James Van Ness – Block 2802, lot 5 – 213 Highland Ave
Build house on this lot carried to May 2016.**

Applicant wrote a letter stating that he was unable to obtain an appraiser from the list that was forwarded to him. Mr. Molica the applicants attorney had requested to use Mr. Bizeck in Kinnelon or Joseph Rajczyk of Newton. The board wanted to know more about Joseph Rajczyk. The secretary will ask for a resume from Mr. Rajczyk thru Mr. Molica.

A motion to use which every appraiser was made by Mr. Zawacki and 2nd by Mr. Walthers.

ROLL CALL: Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

**16-012B Slack & Bach – Block 2209, Lot 4 – Variance for garage in Front
Yard at 115 Valley View Terrace**

Attorney Haggerty swore in both Maureen Slack and Howard Bach for testimony during the application.

Mr. Bach review Mr. Morgensterns completeness report. The property is located in the R1.5 Zone and there is a single family home on the property along with 2 sheds. The property fronts on Valley View Terrace and Crest Road in the Paulinskill Lake Community. The lot contains 1.204 acres. The applicant proposes the following improvements. A detached three car garage and addition to the existing single family dwelling and a new driveway. The driveway will outlet on Valley View Terrace.

The Variances that are required are:

1. Lot Area Variance – Minimum lot area required is 1.5 acres, 1.204 acres existing
2. The proposed garage is closer to Valley View Terrace than the house – An Accessory structure is not permitted in the front yard. The garage is proposed to be no closer than 47 Ft. If it can be further back it will be depending upon the rock that may be encountered.
3. The side yard set back is 15 ft. required and 10 ft. proposed.
4. The shed is proposed to be relocated. It will be behind the house when the frontage is Valley View Terrace. However, it will be in front of the house when the frontage is Crest Road. The lot has dual frontages since it fronts on two streets.
5. Variance for Maximum Building coverage. The maximum building coverage for accessory structures is 2%. The proposed structure coverage is 2.4%.

This area is serviced by the Stillwater Water Co. and has septic systems. The proposed addition to the house will convert the existing garage into a laundry, storage area and office space. New Garage will be a 3 bay building for cars and lawn equipment. The office area will not produce any additional traffic as he visits the properties that he is working on.

Mr. Simmons reviewed is letter of completeness;

Most of the items were taken care of the Attorney's Report. Other items to be discussed were underground tanks and there are none. Exterior lighting for the garage will standard home lights on the garage. Applicant will not have any signs advertising his business. The applicant proposes storm water mitigation in the front yard to the left of the driveway with 3-500 gal. seepage pits for drywells with Cambridge turfstone pervious paver system. This will take care of the house gutters and run off from the driveway. The existing driveway will be removed and grass will be planted.

The applicant submitted:

- Exhibit A-1 Variance Plan proposed Detached Garage
- Exhibit A-2 Turning motions for proposed new driveway
- Exhibit A-3 Photographs 1-8 of the property

A motion to deem application complete was made by Mr. Walther and 2nd by Mr. Nazzaro.

ROLL CALL: Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

A motion to grant the necessary variances mentioned above was made by Mr. Walther and 2nd by Mr. Nazzaro.

ROLL CALL: Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

A motion to carry to May 5th meeting for the Memorializing Resolution was made by Mr. Walther and 2nd by Mr. Nazzaro.

ROLL CALL: Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

ANNUAL REPORT

Mr. Morgenstern had prepared the Annual Report that is required by Law. A motion to accept the Report for 2015 was made by Mr. Lake and 2nd by Mr. Zawacki.

ROLL CALL: Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

BILLS:

Dolan & Dolan – General	259.12
Dolan & Dolan – Van Ness	298.48
Dolan & Dolan – Van Ness	242.72
Dolan & Dolan – Slack	205.00

A motion to pay the bills as presented was made by Mr. Zawacki and 2nd by Mr. Nazzaro.

ROLL CALL: Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

ADJOURNMENT

A motion to adjourn at 8:20 PM was made by Mr. Nazzaro and 2nd by Mr. Zawacki

ROLL CALL: Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

Respectfully submitted;

Mary Whitesell

Mary Whitesell
Secretary