

**HAMPTON TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

Minutes of December 6, 2018

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

The meeting of the Hampton Township Zoning Board of Adjustment was called to order at 7:05 PM by Chairman Ambrosi.

**ROLL CALL:** Mr. Ostrander, Yes; Mr. Goytil, Absent; Mr. Walthers, Absent; Mr. Ambrosi, Yes; Mr. Nazzaro, Absent; Mr. Zawacki, Yes; Mr. Baily, Absent; Mr. Sivulich, Yes; Attorney Morgenstern, Yes; and Engineer Simmons, Yes.

**STATEMENT:** Chairman Ambrosi advised that this meeting is being held in compliance with the provisions of P.L. 1975, Ch. 231, secs § & 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 Daily and Sunday New Jersey Herald and is posted in the usual location of posted notices. Testimony will not be received after 10:00 PM.

**MINUTES:** A motion to approve the minutes of the November 1, 2018 meeting was made by Mr. Sivulich and 2<sup>nd</sup> by Mr. Zawacki.

**ROLL CALL:** Mr. Ostrander, Yes; Mr. Ambrosi, Yes; Mr. Nazaro, Yes; Mr. Zawacki, Yes; and Mr. Sivulich, Yes.

**INTERPERTATION**

**WaWa** – Lowe’s Front Lot –Block 3501, Lot 38 – Number of Uses for one Property

A motion to approve the Resolution as prepared was made by Mr. Zawacki and 2<sup>nd</sup> by Mr. Sivulich

**ROLL CALL:** Mr. Ostrander, Abstained, Mr. Ambrosi, Yes; Mr. Zawacki, Yes; and Mr. Sivulich, Yes.

**Carriage Acres – Mobile Home License – Block 3603, Lot 2**

Mr. Herrick was present and suggested as couple of changes to Mr. Morgenstern proposed letter. The Board agreed to the changes.

A motion to make the changes to the original letter was proposed by Mr. Ostrander and 2<sup>nd</sup> by Mr. Sivulich.

**ROLL CALL:** Mr. Ostrander, Yes Mr. Ambrosi, Yes; Mr. Zawacki, Yes; and Mr. Sivulich, Yes.

**APPLICATION:**

**18-052B      Salesian Sisters – Camp Auxilium – Block 301, Lot 19  
Roof over former Tennis Court Pad**

Present for this application was Attorney Glenn Gavan and Engineer Paul Ferriero of Ferriero Engineering, Inc.

Mr. Morgenstern reviewed is report of the application. Applicant proposes to add a roof over an existing tennis court pad. The applicant requires a use variance for the expansion of a pre-existing, non conforming use. The property has been used camp /school for many years. The property around the area is owned by the State of NJ and is utilized as vacant park land. The other abutting lot is owned by the Salesian Sisters. The application is reviewed as a Minor Site Plan with a few of the items being requested as a waiver. Paragraphs E, H, K, I, M of the check list are the requested waivers. On the Variance check List the applicant requests waivers from Paragraphs 10, 15(a), 15(b), and 15(c). The General Checklist requires the location of the proposed structure showing the front, rear and side yard setbacks. The parcel is 55+ acres and the building is centrally located, the applicant requests a waiver.

Mr. Simmons reviewed his report of September 27, 2018. This report compared the existing conditions in the R-3 Zone, Proposed and if Variance is needed. The Front yard setback is the only setback required but it is the existing condition. A use variance is required. There will be no lighting proposed at this time. No parking is proposed, no landscaping is proposed. The proposed pavilion will be constructed over the exiting paved Tennis court, therefore, there will no change to the impervious coverage. There will be no gutters installed as part of the application. The applicant will need permits from the Building Department and from Soil Conservation. Applicant to furnish an "As-Built" drawing at the completion of the project.

Applicant submitted several exhibits: A-1 Zone Table, A-2 Overall drawing of the property, sheet # 2, A-3 Sheet # 3 of the Map prepared by Entech Group and Sheets 4 & 5 Soil Erosion Control and Grading.

A motion to grant this application as a Minor Site Plan was made by Mr. Daniels and 2<sup>nd</sup> by Mr. Sivulich.

**ROLL CALL:** Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Zawacki, Yes; and Mr. Sivulich, Yes.

A motion to deem the Application Complete was made by Mr. Ambrosi and 2<sup>nd</sup> by Mr. Daniels.

**ROLL CALL:** Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Zawacki, Yes; and Mr. Sivulich, Yes.

A motion to grant the Use Variance was made by Mr. Ostrander and 2<sup>nd</sup> by Mr. Sivulich.

**ROLL CALL:** Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Zawacki, Yes; and Mr. Sivulich, Yes.

A motion to approve the application as a Minor Site Plan with a 5 year expiration date was made by Mr. Daniels and 2<sup>nd</sup> by Mr. Ambrosi

**ROLL CALL:** Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Zawacki, Yes; and Mr. Sivulich, Yes.

**BILLS:**

Dolan & Dolan – General	342.50
Dolan & Dolan – Sussex County Realty	127.50
Dolan & Dolan – WaWa	425.00
Dolan & Dolan – Carriage Mobile Homes	127.50
Harold E. Pellow & Assoc. – Sussex County Realty	294.90
Harold E. Pellow & Assoc. – General	260.00
Harold E. Pellow & Assoc. – Diamond Communication	32.50
Harold E. Pellow & Assoc. – WaWa	227.50

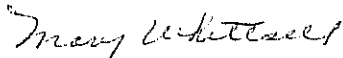
A motion to approval the bills as presented was made by Mr. Sivulich and 2<sup>nd</sup> by Mr. Ostrander.

**ROLL CALL:** Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Zawacki, Yes; and Mr. Sivulich, Yes.

**ADJOURNMENT**

A motion to adjourn was made by Mr. Zawacki and 2<sup>nd</sup> by Mr. Ambrosi with all member present in Favor and None Opposed.

Respectfully submitted;



Mary Whitesell, Secretary