

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of December 7, 2017

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

The meeting of the Hampton Township Zoning Board of Adjustment was called to order at 7:30 PM by Chairman Ambrosi who led us in the Flag Salute.

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

STATEMENT: Chairman Ambrosi advised that this meeting is being held in compliance with the provisions of P.L. 1975, Ch. 231, Sec. 4 & 13 of the Sunshine Law. Adequate notice of this meeting has been supplied to the official newspaper 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: A motion to approve the minutes of the November 2, 2017 was made by Mr. Nazzaro and 2nd by Mr. Sivulich.

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

**17-03ZB Sussex County Realty, LLC – Volkswagen – Block 3603, Lot 9
Expansion of Parking – Change in Dealership – 66 Hampton
House Rd.**

A motion to approve the Resolution as presented was made by Mr. Daniels and 2nd by Mr. Zawacki.

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

APPLICATION:

**17-02ZB Jankovic – Block 402, Lot 14 – Variance for New House on very
small lot**

The applicant was represented by Attorney Mattia, Kenneth Dykstra of Dykstra-Walker Design Group and the applicant John Jankovic.

Mr. Morgenstern reviewed his report for completeness.

The Lot contains 24,900 sq. ft. The applicant proposes to construct a single family home with the dimension of 55 ft. and 35 ft. the proposed dwelling is a 2 story four bedroom dwelling. The lot fronts on East Shore drive which is Township Road. The proposed well will be only 82 Ft. from the Septic for the property across the road.

The applicant has applied for and obtained a well permit from the DEP, and a wetlands LOI from the NJDEP.

Variances needed for this application are:

Lot Area Variance - 65,340 sq. ft. required (1.5Ac) and 24, 900 sq. ft. is existing and proposed.

Lot Depth Variance – Min. lot depth 225 ft., Proposed lot depth is 130.5 ft. The existing lot is 142 ft. on one side and 119 ft. on the other side.

Lot Frontage Variance – 200 ft. required and 183.6 existing and proposed.

Variance Checklist is absent of a few items: Photograph of the subject lot, easements, adjacent property owners, setbacks of buildings on adjacent properties, wells and septic of adjacent.

Mr. Simmons reviewed his report of September 21, 2017.

The locations of the well and septic do not meet the Hampton Twp. Requirements of 100 ft. from each other. Furth action by the Hampton Board of Health is required. The same variances as in Mr. Morgenstern,s report.

Mr. McChesney submitted at Real Estate Appraisal for the property as a buildable lot.

Applicant submitted many exhibits A-1 thru A-15 consisting for wetlands interpretation, well permits, health dept. , pictures of the area, letters from neighbors with pros and cons for the project.

Also present for the application was the neighbors Mr. Johanson, Mr. Simms, Mr. Loggie and Mr. Wehrenberg. All were not in Favor of this big house.

A motion to carry this application to January 4th 2018 was made by Mr. Nazzaro and 2nd by Mr. Lake.

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

BILLS:

Dolan & Dolan – General	395.27
Dolan & Dolan – Van Ness	250.50
Dolan & Dolan – Sussex County Realty, LLC	652.97
Dolan & Dolan – Jan Jankovic	167.00
Harold E. Pellow & Assoc. – Sussex County Realty	1,981.50
Harold E. Pellow & Assoc. – General	65.00
Harold E. Pellow & Assoc. – Brodhecker	65.00
Harold E. Pellow & Assoc. – Van Ness	994.10
Harold E. Pellow & Assoc. – Diamond Comm.	325.00
Harold E. Pellow & Assoc. – Jankovic	65.00

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

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

ADJOURNMENT:

A motion to adjourn and 10:35 PM was made by Mr. Nazzaro and 2nd by Mr. Daniels with all members present in Favor and None Opposed.

Very truly yours,

Mary Whitesell

Mary Whitesell, Secretary