

**HAMPTON TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

**Minutes of November 3, 2016**

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

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, Yes; 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, Yes.

**STATEMENT:** Chairman Ambrosi advised that this meeting in be held in compliance with the provisions of P.L. 1975, Ch.231, Secs 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 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 October 6, 2016 was made by Mr. Daniels and 2<sup>nd</sup> by Mr. Nazzaro.

**ROLL CALL:** Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Abstained; Mr. Lake, Yes and Mr. Sivulich, Yes.

**RESOLUTION:**

**16-03ZB Nancy Delaney – Block 302.01, Lot 82 – Addition to Existing Home**

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

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

**APPLICATION:**

**16-04ZB Diamond Communications for Verizon Wireless – Block 3102, Lot 15.01 – New Monopole Tower – Old Stage Coach Rd.**

**Mr. Walthers Arrived 8:00**

The applicant was represented by Attorney Judith Fairweather of Pinilis Halpern, LLP. Also present was Glenn Pierson, Radio Frequency Expert from RC Petersen Associates, LLC, Chad Schwartz of SDG Scherer Design Group, LLC professional Engineer and Jim Dowling, professional Planner. All the experts gave very detailed presentation of the their equipment. Mr. Daniels asked very detailed questions regarding the radio frequency. This location seems to be suitable because of the

height of the location since there are many dead areas in our location because to the hills and valleys. Mr. Gedicke, who lives just across the road from this project was very concerned about water run off when the land is disturbed. There is plenty of run off as it is. This issue will be discussed with the Planner. Julio Vela was concerned about the road during the installation of the Tower, who will be responsible for the repairs? The applicant will be responsible for repairs. This issue was discussed with the Planner and he will confer with our Engineer to rectify the problem. After the reports from their Professionals the application was carried to the next meeting since we had a second application to be heard. The applicant furnished exhibits A-1 thru A-4 during their reports. The application was carried to December 1, 2016 no further notice required.

A motion to carry to the December 1<sup>st</sup>. 2016 was made by Mr. Ostrander and 2<sup>nd</sup> by Mr. Daniels

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

**14-022B James Van Ness – Block 2802, Lot 5 – 213 Highland Ave.  
Build a House on the Lot.**

Applicant was represented by Attorney Thomas Molica of Vogel, Chat & etc. Also present was Kenneth Dykstra of Dykstra-Walker Design Group and Yvette Maglio the appraiser from Fuller Appraisals. Mr. Van Ness was to get the property appraised to see what the value of the lot was since Dr. Landauer has made an offer to purchase the lot from him. Her appraised value would be \$ 45,000.

Mr. Dykstra presented Exhibit A1 lot development plan which should how the land would be developed. The house is a little smaller than original, location of garage changed to face the back with the driveway at a 15% grade which needs to be reduced. A 11 Ft. wide Gravel swale takes the place of the wall that was originally proposed and ends at the inlet on Highland Ave. There will still be some walls on the side towards Mr. Lockburners property. Mr. Calvani was very concerned over the water that will still come on to his property. Drainage work needs to be done on Highland Ave. the existing drains are to small for the amount of drainage that comes through that property.

A motion to carry this application to December 1, 2016 was made by Mr. Daniels and 2<sup>nd</sup> by Mr. Nazzaro.

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

**BILLS:**

|  |        |
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| Harold E. Pellow & Assoc. – Salesian Sisters   | 65.00  |
| Harold E. Pellow & Assoc. – Delaney            | 130.00 |
| Dolan & Dolan – General                        | 273.76 |
| Dolan & Dolan – Delaney                        | 300.12 |
| Dolan & Dolan – Diamond Communication- Verizon | 492.00 |

A motion to pay the bills as presented was made by Mr. Walthers and 2<sup>nd</sup> by Mr. Nazzaro.

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

**ADJOURNMENT**

A motion to adjourn at 11:06 PM was made by Mr. Walthers and 2<sup>nd</sup> by Mr. Nazzaro with all members present in Favor and None Opposed.

Respectfully submitted;

*Mary Whitesell*

Mary Whitesell, Secretary