

**HAMPTON TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

**Minutes of March 1,2012**

**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, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Goytil, Yes; Mr. Walthers, Absent; Mr. Ambrosi, Yes; Mr. Moore, Yes; Mr. Nazzaro, Yes; Attorney Morgenstern, Yes; and Engineer Simmons, Yes.

**STATEMENT:** This meeting is being held in compliance with the provisions of P.L. 1975, Ch. 231, Secs. 4 & 13 of 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 January 5, 2012 was made by Mrs. Couse and 2<sup>nd</sup> by Mr. Ostrander.

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Abstained; Mr. Moore, Yes; and Mr. Nazzaro, Yes.

**APPLICATION:**

**12-01ZB      Osborne, James & Johanna – Block 1603, Lot 16 – Variance  
For Garage, Roofs over entrances to home and a deck  
Connecting both sides of house.**

Present for this application were the owners James & Johanna Osborne and were sworn in the Attorney Morgenstern. The applicants explained what they are proposing to add a single car garage, a wrap around deck and canopy's over the entrance doors to the home. Mr. Morgenstern reviewed is letter of completeness dated February 15, 2012.

The applicant needs the following variances;

Lot Area – 65,340 Sq. Ft. required and 15,122 Sq. Ft. existing

Lot Frontage – 200 Ft. Required and 80.80 Ft. existing

Lot depth – 225 Ft. required and 187 Ft. existing

Side yard Setback – 35 Ft. required and 11 Ft. on the right side and 30.4 ft. on the left side

A variance to construct a structure on a lot not fronting on an approved township street.

The applicant had furnished some new items this evening that were missing from their original submission. Tax Map, pictures and a marked up site plan showing adjacent neighbors. The fire department had submitted their report and had no

issues with the area. The applicant had approached the neighbors to buy or sell and they no interest in either option. The applicants had a report from Wander Ecological Consultants with his opinion on the wetlands.

Mr. Simmons report was concerned with the omission of the setbacks of the proposed garage and the wetlands that may or not be present. The applicant has submitted a report on the wetlands which he was satisfied with.

The applicant should contact a licensed surveyor to have the proposed garage added to the plan along with the proposed deck and canopies over the doors.

A motion to deem application incomplete was made Mr. Nazzaro and 2<sup>nd</sup> by Mr. Daniels.

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes and Mr. Nazzaro, Yes.

A motion to carry to the April 5<sup>th</sup> meeting no further notice required was made by Mrs. Couse and 2<sup>nd</sup> by Mr. Ostrander.

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes and Mr. Nazzaro, Yes.

**12-02ZB Hampton Associates, LLC – Block 3203, Lot 37 – Solar Farm  
Located off of Downer Road**

Present for this application was Attorney Thomas Collins of Vogel, Chait, Collins and Schneider, Thomas Graham, Engineer from Dykstra Walker Design Group and Jason Dunn, Planner with Dykstra Associates and Scott Lewis all were sworn in by Attorney Morgenstern.

Mr. Collins explained that the scope of the application. There would be 35,000 panels and would be connected to the existing power light thru this property. JCP&L have right way thru this property.

Mr. Morgenstern reviewed his letter of completeness.

**General Comments**

Applicant applies for a use variance and preliminary major site plan approval to construct a solar facility consisting of solar panels on the subject property. A typical solar panel appears to be 8' 4" in height and 11.6' wide mounted on poles. There will be 35,000 panel and produce 9.8 megaherts of power and they noiseless.

Mr. Graham reviewed Variance Check List & the Site Plan Check List, item by item. The only structures on the property will be Solar Panel mounted on poles, 8 Ft. Fence around the panels, special grass will be sown under the panels. This grass needs very little maintenance maybe only mowed twice a year. There will be no well or septic on this project.

The applicant presented the following exhibits:

Exhibit 1A – 6F – Pictures of the property access, Downer Rd, Halsey Rd, and field areas.

- Exhibit A-2 – Colored Map
- Exhibit A-3 - Cover sheet of Plan
- Exhibit A-4 - Panel Design
- Exhibit A-5 – Generation Impact Study
- Exhibit A-6 – Aerial view of picture, Clear Cut
- ZBA1-3/1/12 – Aerial View

A motion to carry to April 5<sup>th</sup> 2012 no further notice required was made by Mr. Ostrander and 2<sup>nd</sup> by Mrs. Couse.

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; and Mr. Moore, Yes.

**PUBLIC COMMENT**

Jay Moore – a resident on Downer Rd. was concerned about the view he would have from his home the back of the panels

George Carrion – a resident on Downer Rd. concern about the value of his property going down and the amount of traffic created during the installation of this project.

**BILLS:**

<b>Dolan &amp; Dolan – General</b>	<b>87.21</b>
<b>Dolan &amp; Dolan – Mason</b>	<b>211.50</b>
<b>Dolan &amp; Dolan – Hampton Associates</b>	<b>537.00</b>
<b>Dolan &amp; Dolan – Osborne</b>	<b>300.00</b>
<b>Dolan &amp; Dolan – Mason</b>	<b>37.50</b>
<b>Harold E. Pellow &amp; Assoc. – General</b>	<b>30.00</b>
<b>Harold E. Pellow &amp; Assoc. – Mason</b>	<b>60.00</b>

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

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; and Mr. Moore, Yes.

**ADJOURNMENT**

A motion to adjourn at 10:15 was made by Mr. Ostrander and 2<sup>nd</sup> by Mrs. Couse

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; and Mr. Moore, Yes.

Respectfully submitted;

*Mary Whitesell*  
Mary Whitesell  
Secretary