

HAMPTON TOWNSHIP ZONING BOARD OF ADJUSTMENT

Minutes of July 3, 2014

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 and 7:30 PM by Chairman Ambrosi who led us in the flag salute.

ROLL CALL: Mr. Ostrander, Yes; Mrs. Couse, Absent; Mr. Daniels, Yes; Mr. Goytil, Absent; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Moore, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Lake, 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. 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 June 5th 2014 was made by Mr. Nazzaro and 2nd by Mr. Walthers.

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

APPLICATION:

**14-012B Ruitenberg, Robert & Karen – Block 1801.01, Lot 54 – 68
Mary Jones Rd. – Garage addition to front of house**

Mr. Ruitenberg was sworn in by Attorney Morgenstern. Mr. Ruitenberg explained that his house does not have a garage and it would be nice to have a place for the cars in the winter and for storage.

Mr. Morgenstern review his letter of completeness dated June 18, 2014. His general comments are that the lot contains 2.139 acres, is in the R-3 Zone and fronts on Mary Jones Road a public street.

The applicant will need the following Variances:

1. Front yard setback – 75 Ft. required and the proposed garage will be 62 ft. 2" from Mary Jones Road
2. Lot Area – 130,680 Sq. Ft. or 3 acres required – 2.139 acres existing & proposed.
3. Lot frontage Variance – 250 Ft. and 160.27 ft. existing and proposed.

The variance check list was reviewed:

1. Applicant testified that there wasn't any Easements on his property
2. Location of proposed structure showing the front and rear setbacks was not shown – request for waiver
3. Adjacent property owners are not shown on the map – Certified list was provided. – request for waiver
4. Dimensions of all adjacent property five acres or less not shown – waiver requested
5. Key map required – applicant submitted a portion of the tax map

General Checklist

1. Applicant submitted the Affidavit of Publication from the NJ herald
2. Applicant submitted the Affidavit of Service for the 200 ft. list
3. Certification from his Engineer that the soils will support a legal septic – request for a waiver
4. Furnish an Environmental Impact Statement – not required for this application.

Mr. Simmons reviewed is letter of June 20, 2014

Mr. Simmons was concerned about any underground fuel tank, if any, that should be noted on the plan. The underground utilities run to the front right corner of the existing building, applicant should advise if the offset for the garage will allow the utilities to remain or need to be re-routed – Should be sufficient. There is an existing above ground propane tank behind a fence panel on the left side of property. The applicant to check with the construction official to verify whether the propane tank has be relocated to provide greater offset to the proposed garage or not.

Applicant to supply an "As-Built" drawing at the completion of the job. Please locate well and septic, have exact measurements from road hopefully 62 ft. 2 in.

A motion to deem application complete with waivers granted was made by Mr. Daniels and 2nd by Mr. Nazzaro.

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

A motion to grant the 3 Variances was made by Mr. Daniels and 2nd by Mr. Zawacki.

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

A motion to grant the Resolution effective tonight after the correction is made to the original Resolution was made by Mr. Nazzaro and 2nd by Mr. Lake.

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

BILLS:

Dolan & Dolan – General	291.32
Dolan & Dolan – O’Conner	170.64
Dolan & Dolan – Ruitenberg	158.00

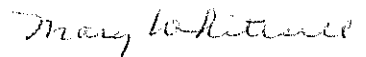
A motion to pay the bills as presented was made by Mr. Ostrander and 2nd by Mr. Nazzaro.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Moore, Yes; Mr. Nazzaro, Yes; and Mr. Lake, Yes.

ADJOURNMENT

A motion to adjourn at 7:55 PM was made by Mr. Nazzaro and 2nd by Mr. Walthers with all members present in Favor and None Opposed.

Respectfully submitted:


Mary Whitesell, Secretary