

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of September 1, 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 meeting of the Hampton Township Zoning Board of Adjustment was called to order at 7:30 PM by Vice Chairman Daniels who led us in the Flag Salute.

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

STATEMENT: Vice Chairman Daniels advised that this meeting is being held in compliance with the provisions of P.O 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 August 4, 2016 was made by Mr. Zawacki and 2nd by Mr. Lake.

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

RESOLUTION:

15-02ZB Salesian Sisters – Block 3301, Lot 19 – Minor Site Plan

A motion to approve the Resolution as prepared was made by Mr. Lake and 2nd by Mr. Walthers.

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

APPLICATION:

15-03ZB Nancy Delaney – Block 302.01, Lot 82 – Addition to existing home

Present for the application was Nancy Delaney an owner of the property along her other siblings. Joel Jenkins, Architect was also present. Both were sworn in by Mr. Morgenstern. Mrs. Delaney explained that her parents had built this house in 1967 and now have passed away. The family wants make the house a little more modern, it has been a 3 bedroom home but very small. They are not proposing any more bedrooms just making them larger, adding a bathroom, screened porch and deck between the additions. The board asked for pictures of the house as it is today, neighboring houses, and more information regarding the septic and well. Mr. Simmons advised that Mr. Wentink would be able to help her with the septic issues

and well. Secretary will furnish a Tax Map for the application. Mr. Simmons report was read in its entirety. It discussed the Variances that would be needed. The Board had concerns in regards to the existing septic.

A motion to deem the application incomplete was made by Mr. Nazzaro and 2nd by Mr. Zawacki and carried to October 5, 2016 no further notice needed.

ROLL CALL: Mr. Daniels, Yes; Mr. Walthers, 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 house on the Lot**

A request from Mr. Van Ness' attorney was received to carry the meeting to November 3, 2016 for the presentation of the Planner and the Appraiser and hopefully finish up this application.

A motion to grant the request was made by Mr. Walthers and 2nd by Mr. Daniels

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

BILLS:

Harold E. Pellow & Assoc. – General	32.50
Harold E. Pellow & Assoc. – Salesian Sisters	645.00
Harold E. Pellow & Assoc. – Van Ness	743.75
Dolan & Dolan – General	393.88
Dolan & Dolan – Salesian Sisters	451.00
Dolan & Dolan – Delaney	221.40
Dolan & Dolan – Van Ness	82.00

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

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

ADJOURNMENT

A motion to adjourn at 8:28 was made by Mr. Nazzaro and 2nd by Mr. Daniels with all members present in Favor and None Opposed.

Respectfully submitted;

Mary Whitesell

Mary Whitesell, Secretary