

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of September 6, 2018

The minutes of this meeting of Hampton Township Zoning Board of Adjustment have not been 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 7:00 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. Bailey, Absent; Mr. Sivulich, Yes; Attorney Morgenstern 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, Sec. 4 & 13 of the Sunshine Law. Adequate notice of this meeting has been supplied to the official newspapers of the Hampton Township 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 August 2, 2018 meeting was made by Mr. Nazzaro and 2nd by Mr. Zawacki.

RESOLUTION:

18-012B Eric Collins – Block 1502, Lot 14 – Variance for Single Family Home on the peninsula at Kemah Lake

The Board was concerned about the access to the property known as Blue Heron Dr. Mr. & Mrs. Villa own property on either side of the road and they been maintaining as access to their property. The Kemah Lake property owners do not any roads around the Lake. The homes that are on the roads maintain them themselves or hire someone to do the work and divide the fee accordingly. Mr. & Mrs. Collins will have to participate in the maintenance of the road. They will allow the Power Company to install an underground service to the new home or at least to the end of their property if allowed by the DEP. They will return the area to its original condition.

A motion to approve the Resolution as prepared by Mr. Morgenstern was made by Mr. Daniels and 2nd by Mr. Sivulich.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Abstained; Mr. Nazzaro, Abstained; Mr. Zawacki, No; and Mr. Sivulich, Yes.

EXTENSION OF TIME REQUESTS:

John Langeraap – Block 907, Lot 14-17 – 11 Shore Dr.

A request for a 9 month extension was made by the present owner. A motion to grant the request was made by Mr. Ostrander and 2nd by Mr. Daniels.

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

Walter Schwabe – Block 2002, Lot 7 – 16 West Lakeside Lane

A request was made by present owner to extend the approval for 9 months. A motion was made by Mr. Nazzaro and 2nd by Mr. Daniels to grant the request.

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

APPLICATIONS:

16-04ZB Diamond Communications – Final site Plan – Block 3102, Lot 15.01 – Cell Tower on Old Stage Coach Rd.

Present for the applicant was Attorney Judith Fairweather, Esq. and Engineer Glen Scherer.

Mr. Morgenstern reviewed his letter of completeness and the items to be considered by this Board for Final Approval. See the report of August 13, 2018 for a complete list of items to be considered.

Mr. Simmons reviewed his report of August 21, 2018.

Furnish an "As-Built" plan to the specifications of the Preliminary approval. There were certain items required by of the Original Engineer and all of those do not show on the "As-Built" submitted for the Final approval. For a complete list see report of August 21, 2018. (See Page 5 & 6 for missing data on "As-Built" plan).

Applicant submitted the following exhibits:

- A-1 Fencing around monopole with signs
- A-2 Base of Pole and grounding at base of pole
- A-3 Cement Block walls

A motion to declare complete with wavers was made by Mr. Ostrander and 2nd by Mr. Nazzaro.

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

A motion to grant Final Site Plan and carry to October 4th for a Memorializing Resolution was made by Mr. Nazzaro and 2nd by Mr. Ostrander.

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

18-02ZB Sussex County Realty, LLC – Block 3603, Lot 9 – 4 Lot Subdivision at the end of Cherry Lane and Wood Run

Applicant was represented by Mr. Lawrence Calli and Kenneth Dykstra of Dykstra/Walker Design Group

The applicant is proposing a 4 lot Subdivision at the end of Cherry Lane and Wood Run. The proposed lots are on 2 cul-de-sacs

Mr. Morgenstern reviewed his report on completeness. This property is located in the Highway Commercial Zone and the R-3 Residential Zone. Part of this lot is being used by a car dealership with parking, an open field and the proposed subdivision.

The new lots will need some variances:

- Lot 9.03 Lot Depth Variance - Minimum Lot area 130,680 Ft. Required and 256 Ft. Proposed.
- Lot 9.04 Lot Area Variance - Minimum Lot Area 130,680 Sq. Ft. Required and 87,938 Sq. Ft. Proposed.
- Lot 9.04 Lot Frontage Variance - 300 Ft. Required and 193.4 Ft. proposed
- Lot 9.05 Lot Area Variance - Minimum 130,680 Sq. Ft. required and 111,072 Sq. Ft. Proposed.
- Lot 9.06 Lot Frontage Variance - 300 Ft. Required and 231.9 Sq. ft. Proposed

Remainder Lot 9.02 - Lot Front Variance - Minimum required is 300 Ft. and after the subdivision there will be no lot frontage.

Applicant to furnish a proposed home for each lot.

Mr. Simmons reviewed his report of August 22, 2018.

There are existing wetlands on these properties and the LOI has expired but has been submitted for re-approval. The applicant of 9.02 will be responsible for the maintenance of the landscaping and berm on proposed new lots. Lot 9.02 goes to Route 206 with the road right of way for the Volkswagen Garage.

A Stormwater Management plan is needed for the project. The roadway plan for Wood Run - The owner of the Lot was in favor of a grading plan instead of retaining wall.

Applicant does not propose any sidewalks on the cul-de-sacs since the other areas do not have sidewalks. A variance is necessary.

Applicant will furnish an "As-Built Plan" showing the easements and who is responsible for the maintenance easement.

Exhibit A-#1 Small Colored Map of subdivision

For questions regarding report see Report of August 22, 2018.

Public comment

Mr. Muller, 3 Wood Run – Not notified of the meeting (not in 200 Ft. Area), no
 Construction equipment parked in front of his house
 Mr. Coltelli – 3701/10 –Concern about corner wall, would rather have area graded
 Mrs. Melchione
 Mr. Branham – 3702/6.01

A motion to deem application complete, require house plan to be furnished was
 made by Mr. Daniels and 2nd by Mr. Nazzaro

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

A motion to carry to October 4th for a memorializing Resolution was made by Mr.
 Daniels and 2nd by Mr. Zawacki

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

UPDATE – JIM VAN NESS by Dave Simmons

Status of work as of August 13, 2018 –Electrical conduit from house to Utility Pole
 has been installed. Electrical service is scheduled to be hooked up on Wednesday of
 this week – Septic was scheduled to be backfilled today, however it was canceled
 because of the weather. Swale was to be staked out by his engineer but Van Ness
 wants to change, Dave wants to review the plan before work is done. Front deck
 and footings are in place. Soil Conservation wants the silt fence to replace as soon as
 the electrical work is done. Mr. Culvani was present doesn't want him working late
 on the project. To much noise. Requests that he be notified of the hours to work.

BILLS:

Harold E. Pellow & Assoc. – Diamond Communications	130.00
Harold E. Pellow & Assoc. – Sussex County Realty	213.05
Harold E. Pellow & Assoc. – Sussex County Realty	213.05
Harold E. Pellow & Assoc. – Collins	162.50
Harold E. Pellow & Assoc. – Van Ness	190.40
Harold E. Pellow & Assoc. – Collins	260.00
Dolan & Dolan – Van Ness	42.50
Dolan & Dolan – Collins	212.50

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

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

ADJOURNMENT

A motion to adjourn at 10.00 PM was made by Mr. Ostrander and 2nd by Mr. Zawacki with all member present in Favor and None Opposed.

Respectfully submitted;

Mary Whitesell

Mary Whitesell, Secretary