

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of September 5, 2013

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: Ostrander, Absent; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Goytil, Absent; Mr. Walthers, Absent; Mr. Ambrosi, Absent; Mr. Moore, Yes; Mr. Nazzaro, Absent; Mr. Zawacki, Yes; Mr. Lake, Yes; Attorney Morgenstern, Yes and engineer Simmons, Yes.

STATEMENT: Vice Chairman Daniels advised that this meeting is being 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 August 1, 2013 was made by Mrs. Couse and 2nd by Mr. Zawacki.

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; and Mr. Zawacki, Yes.

EXTENSION OF TIME

John Langerapp – Block 907 Lot 14-17 – Site Plan for New Home – 11 Shore Drive.

A letter was received requesting a 9 month extension for the approvals granted on this application.

A motion to grant request was made by Mrs. Couse and 2nd by Mr. Moore.

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes and Mr. Lake Yes.

APPLICATIONS:

13-08ZB O'Connor, Andrew & Diane – Block 511, Lot 1 – 35 Glenbrook Dr. to add a Deck, Stairs and new Entrance to house.

Mr. & Mrs. O'Connor were sworn in by Attorney Morgenstern. Mrs. O'Connor stated that the location of the door and deck were picked because their would be less things to relocate such as water lines, electric and heating pipes. Mr. Morgenstern review his report on completeness dated August 22, 2013.

They will need several variances:

1. Lot Size – 1.50 Ac. Required and 1.04 Ac. Existing
2. Front Yard Setback – 50 Ft. Required and 30 Ft. existing
3. Rear Yard Setback - 50 Ft. required and 30 ft. Existing
4. Lot Frontage – 200 Ft. required and 172.48 Ft. along Glenbrook Dr
72.03 Ft. along Chance Way.
5. Maximum Building Coverage – 10% Max. and 1.9% scaled.

Several items are incomplete but can be waived since the house already exists and some items were produced during the testimony

Mr. Simmons reviewed his letter of August 27, 2013. His concerns were the location of the well and septic and oil tank. The well is 10-15ft off the corner of the house, septic is on the opposite side. The oil tank will remain where it is and be underneath the deck if building inspector will allow that to happen. There should be a site triangle dedicated to the Lake Association at the intersection of Chance Way and Glenbrook Drive. Applicant should provide as "As-Built Drawing" when the project is complete. Also include a deed that combines all lots that you own into one deed.

A motion was made to deem application complete with waivers by Mr. Zawacki and 2nd by Mrs. Couse.

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes and Mr. Lake, Yes.

A motion to grant the above variances with conditions was made by Mrs. Couse and 2nd by Mr. Zawacki.

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

A motion to be able to obtain building permit before the Resolution is memorialized was made by Mr. Daniels and 2nd by Mrs. Couse.

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

A motion carry to October 3rd for the Memorialized Resolution was made by Mrs. Couse and 2nd by Mr. Zawacki.

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

**13-09ZB McMullan, David – Block 3603.53, Lot 20.08 – 6 Cherry Lane
Variance to Install In Ground Pool on a corner lot**

Mr. McMullan was sworn in by Mr. Morgenstern. Mr. McMullan stated that he would like to put in an In Ground Pool but the location on a corner lot requires a variance. The property has a natural buffer area which he does not want to disturb. The area

is rocky and wooded. Since the house has 2 front yards the other corner also has a wooded buffer.

Mr. Morgenstern reviewed his letter of completeness dated August 22, 2013. His general comments are as follows:

Applicant requires a variance in order to construct a swimming pool on the lot containing the dimensions of 16 x 32 as shown on the plan.

There is an existing Single Family resident on the lot. The lot contains 49,876 sq. ft. or 1.145 acs. and is located in the R-3 Zone. The lot fronts on Cherry Lane a Township Road and Apple Blossom Ct a private road.

Variances required:

1. Accessory structures are not permitted in the front yard. The applicant applies to construct the swimming pool which is an accessory structure in the front yard (nearer to Apple Blossom Ct. than the residential dwelling).
2. Lot Area Variance – Minimum lot area is 130,680 Sq. Ft., lot contains 49,876 sq. ft.
3. Lot Frontage – 250 ft. Required and 177 ft. on Cherry Lane and 132.09 Ft on Apple Blossom Ct.
4. Lot Depth – 300 Ft. Required and 267.99 ft. existing.
5. Front Yard Setback – 75 Ft. required and 44.1 ft. existing.

Mr. Simmons reviewed is report of August 21, 2013.

His concerns were in regards to the fence around the pool, height of fence and gate detail and how the fence will meet the house and front porch to obtain a secure pool area.

Applicant stated that their will not be any lighting around the pool area. The pool has it's own light. The applicant stated that the fence along the back by the tree line will be black chain link as not to be so obvious and the front will be a decorative fence ad the correct height. At the present time there is no landscaping proposed inside the fence.

Mr. Simmons' report has concerns of the well being inside the fenced area. A double gate at some location may be advisable to allow a pump truck to access the well in the future.

Applicant to provide a site tri-angle for the intersection of Apple Blossom Ct. and Cherry Lane. This was to be provided when the House was built. If it was done it should noted on the "As-built plan" with the book and page of the recording and if it wasn't done it should be done now and the area freed of brush and trees at this time.

Mr. McMullan stated that he is proposing to put the Pump and Filtering system in a small shed back, in a small open area in the tree line. Location should be shown on the "As-Built Drawing".

A motion to deem application complete with waivers on the missing items was made by Mrs. Couse and 2nd by Mr. Daniels.

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes and Mr. Lake, Yes.

A motion to grant the variances as mentioned above was made by Mrs. Couse and 2nd by Mr. Zawacki.

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes and Mr. Lake, Yes.

A motion to carry to the October 3rd for the memorializing resolution was made by Mr. Daniels and 2nd by Mrs. Couse.

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes and Mr. Lake, Yes.

BILLS:

Harold E. Pellow & Associates – General	281.25
Harold E. Pellow & Associates – Zika	281.75
Harold E. Pellow & Associates – United Telephone	31.25
Dolan & Dolan – General	227.50
Dolan & Dolan – O’Connor	271.25
Dolan & Dolan – McMullan	232.50
Dolan & Dolan – Zika	257.30

A motion to pay the bills as presented was made by Mrs. Couse and 2nd by Mr. Lake

ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes and Mr. Lake, Yes.

ADJOURNMENT

A motion to adjourn at 8:55 PM was made by Mr. Moore and 2nd by Mrs. Couse with all members present in Favor and none Opposed.

Respectfully submitted;

Mary Whitesell

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Secretary