

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of August 4, 2016

The minutes of this meeting have not been formally approved and are subject 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; Mr. Daniels, Yes; Mr. Goytil, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Absent; 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 newspapers 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 July 7th 2016 was made by Mr. Ostrander and 2nd by Mr. Lake.

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

SWEAR IN NEW BOARD MEMBER – Dennis Sivulich

Attorney Morgenstern swore in the new board Member.

APPLICATION:

**14-02ZB James Van Ness – Block 2802, Lot 7 – 213 Highland Ave.
New House on Highland Ave**

A letter from Mr. Van Ness' attorney Thomas Molica was received by the secretary request the application be carried to September 1, 2016. A motion to grant the request was made by Mr. Goytil and 2nd by Mr. Zawacki.

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

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

Present for this application was Attorney Richard Valenti, Sister Margaret and John Hansen, PE and Planner for the project.

The applicant stated that the Club House Bldg. was in disrepair and bulging at the seams to the Building was torn down. They would like to rebuild the Club House on the same foot print. The building is only used in the Summer time for camp. After

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MINUTES: A motion to approve the minutes of July 7th 2016 was made by Mr. Ostrander and 2nd by Mr. Lake.

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

SEWAR IN NEW BOARD MEMBER – Dennis Sivulich

Attorney Morgenstern swore in the new board Member.

APPLICATION:

**14-022B James Van Ness – Block 2802, Lot 7 – 213 Highland Ave.
New House on Highland Ave**

A letter from Mr. Van Ness' attorney Thomas Molica was received by the secretary request the application be carried to September 1, 2016. A motion to grant the request was made by Mr. Goytil and 2nd by Mr. Zawacki.

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

15-022B Salesian Sisters – Block 3301, Lot 19 – Minor Site Plan

Present for this application was Attorney Richard Valenti, Sister Margaret and John Hansen, PE and Planner for the project.

The applicant stated that the Club House Bldg. was in disrepair and bulging at the seams to the Building was torn down. They would like to rebuild the Club House on the same foot print. The building is only used in the Summer time for camp. After

Mr. Simmons report considers the parking space size proposed is 20 ft. long x 8 ft. wide (160 sq. ft.) whereas 25' x 8' is required will change to 8 x 22' but a variance is required.

Accessory building coverage 48,000 sq. ft. whereas 4,843 sq. ft. is proposed. Although the zone standard is met, it appears that multiple accessory building on the site have not been accounted for.

Parking/Circulation - Applicant is proposing to change the circulation and parking for the site. They should explain how the circulation currently exists include all child and camp drop-off procedures. DO NOT ENTER signs will be needed by the causeway. STOP signs should be place at the northerly end of the causeway to control traffic leaving the site. The proposed driveway construction on the northerly side of the westerly pond will provide a travelled way width of 18'.

Lighting Plan - No exterior lights are proposed

Architectural Plans - proposed 2 story building consisting of 550 sq. ft. per floor with a bathroom on the first floor if allowed by the Board of Health

Utilities - should be shown on the plas and note any changes from what was previous their. Sussex County Health Dept. should be contacted regarding the connection of the bathroom to the existing septic system.

Changes to the plans should be submitted for review by the Township Engineer.

Approvals from the NJDEP Wetlands, SC Planning Board, Sussex County Soil Conservation District, Sussex County Health Dept. and Hampton Twp. Construction Office for an Accessory Building.

An As-Built Plan to be furnished at the end of the project and prepared by a licensed Land Surveyor.

Exhibits were furnished - A-1 - 1961 view of area, A-2 Old Building, A-3 New Proposed building

A motion to deem application a Minor Site Plan was made by Mr. Goytil and 2nd by Mr. Zawacki

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes.

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

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes.

A motion to grant the Use Variance for the Club House/Pavilion was made by Mr. Goytil and 2nd by Mr. Walthers.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes.

A motion to grant the Variance for the size of the parking space 8'x 22' was made by Mr. Daniels and 2nd by Mr. Walthers

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes.

A motion to grant a Minor Site Plan with conditions was made by Mr. Daniels and 2nd by Mr. Ostrander.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes.

A motion to allow a building permit before the Memorializing Resolution was made by Mr. Daniels and Zawacki.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes.

BILLS:

Harold E. Pellow & Assoc. - Van Ness	97.50
Dolan & Dolan - General	421.21
Dolan & Dolan - Van Ness	656.00
Dolan & Dolan - Salesian Sisters	328.00

A motion to pay the bills was made by Mr. Walthers and 2nd by Mr. Ostrander

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes.

ADJOURNMENT

A motion to adjourn at 8:45 was made by Mr. Ostrander and 2nd by Mr. Walthers With all members present in Favor and None Opposed.

Respectfully submitted;

Mary Whitesell

Mary Whitesell, Secretary