

**HAMPTON TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

**Minutes of June 27, 2013**

**The minutes of this meeting have not been formally approved and are subject to change 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; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Goytil, Absent; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Moore, 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 the May 29, 2013 was made by Mr. Moore and 2<sup>nd</sup> by Mr. Zawacki.

**ROLL CALL:** Mr. Ostrander, Abstained; Mrs. Couse, Abstained; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Moore, Yes; Mr. Zawacki, Yes; and Mr. Lake, Yes.

**RESOLUTION:**

**13-042B      Sprint Spectrum, LP – Sprint Nextel Property Services, Block 3603, Lot 12 – Hampton House Rd. – System Upgrade**

A motion to approve the Resolution as prepared was made by Mr. Daniels and 2<sup>nd</sup> by Mr. Zawacki.

**ROLL CALL:** Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Moore, Abstained; Mr. Zawacki, Yes; and Mr. Lake, Yes.

**13-052B      United Telephone Co. of New Jersey – d/b/a Century Link - Block 1001, Lot 5 – Digital Switching Station**

A motion to approve the Resolution as prepared was made by Mr. Zawacki and 2<sup>nd</sup> by Mr. Daniels

**ROLL CALL: Kemah Lake Property Owners Assoc. – Block 1602, Lot 21 Pavilion on Beach**

A motion to approve the Resolution as prepared was made by Mr. Moore and 2<sup>nd</sup> by Mr. Zawacki.

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

**APPLICATION:**

**13-07ZB Dr. Sylvia Zika – Block 3501, Lot 39 – Hampton House Rd.  
Sign on Lowe's Property**

Present for this application was Attorney Glen Keinz of Weiner Lesniak and the applicant Sylvia Zika. Dr. Zika was sworn in the Attorney Morgenstern. Mr. Keinz explained the situation to the Board and the purpose of the application since all the previous action was before the Planning Board. The sign will not be on the applicants' property so they need a use variance and several other variances to install the sign which would be classified as a billboard. The proposed sign will meet the Township ordinance 40 Sq. Ft. and only 18 Ft. high. Mr. Keinz presented a sign that is proposed at this time, colors to be determined.

Mr. Morgenstern reviewed his letter of June 17<sup>th</sup> in regards to the application. The variances that are necessary are the following:

1. A use variance under N.J.S.A 40:55D-70-D1 for a use not permitted in the zone district (the signs which are classified as billboard signs) since they are off site.
2. The number of signs. Only one a) Free Standing sign is permitted for each commercial use. Dr. Zika has an existing free standing sign on her lot which will remain. Two additional signs will be constructed for a total of three (3) section 108-15H states that each establishment shall be permitted one (1) free standing sign. Therefore, a variance is required.

Also Dr. Zika shall abandon the Route 206 entrance to her property and only use the entrance from Town Center Dr..

Mr. Simmons reviewed his report of June 20, 2013.

His report explained that when the driveway to Dr. Zika's property was done previously by the Lowe's people there was conduit run to the proposed location of the driveway entrance sign. Lowe's representative agreed to clear the shrubbery and level out the ground between her driveway and Town Centre Dr. Mr. Simmons report referred to the same variances as did Mr. Morgenstern's report.

A motion to wave the incomplete items and deem application complete was made by Mr. Daniels and 2<sup>nd</sup> by Mr. Ostrander

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

A motion grant the Variances as listed above was made by Mr. Ostrander and 2<sup>nd</sup> by Mr. Moore.

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Moore, Yes; and Mr. Zawacki, Yes.

A motion to grant a Minor Site Plan with variances was made by Mr. Ostrander and 2<sup>nd</sup> by Mr. Walthers

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Moore, Yes; and Mr. Zawacki, Yes.

A motion to allow the applicant to construct the sign before the Resolution is memorialized with the Engineers approval and carry to August 1<sup>st</sup> for the Resolution.

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Moore, Yes; and Mr. Zawacki, Yes.

#### **BILLS:**

Dolan & Dolan – General	379.71
Dolan & Dolan – Kemah Lake Property Assoc.	452.60
Dolan & Dolan – Sprint	554.90
Dolan & Dolan – Century Link	632.40
Dolan & Dolan – AT & T	271.25
Dolan & Dolan – Dr. Zika	271.25
Dolan & Dolan – Sussex County Power Partners	38.75
Harold E. Pellow & Assoc. – General	187.50
Harold E. Pellow & Assoc. – Sussex County College	342.50
Harold E. Pellow & Assoc. – Kittatinny School	155.00
Harold E. Pellow & Assoc. – New Cingular Wireless	312.50
Harold E. Pellow & Assoc. – Sprint Spectrum	420.00
Harold E. Pellow & Assoc. – Century Link	482.50
Harold E. Pellow & Assoc. – Kemah Lake Property	405.00

A motion to pay the bills as presented was made by Mr. Ostrander and 2<sup>nd</sup> by Mrs. Couse.

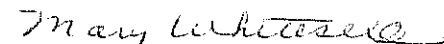
**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Moore, Yes; and Mr. Zawacki, Yes.

Mr. Daniels and Mr. Nazzaro had made an inspection of Blueberry Dr. no work had been done at that time. Mr. Morgenstern had spoken Ms. Fairweather in regards to progress on her part and he was informed that they were going to hire a contractor to improve the road. They had spoken the Grunds in regards to the project.

#### **ADJOURNMENT**

A motion to adjourn at 8:20 PM was made by Mr. Ostrander and 2<sup>nd</sup> by Mrs. Couse with all members present in Favor and None Opposed.

Respectfully submitted;

  
Mary Whitesell  
Secretary