

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of December 1, 2011

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 by at 7:35 by Chairman Ambrosi who led us in the Flag Salute.

ROLL CALL: Mr. Ostrander, Absent; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Goytil, Yes; Mr. Walthers, Absent; Mr. Ambrosi, Yes; Mr. Moore, Yes; Mr. Nazzaro, 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 newspaper of the Hampton Township Zoning Board that being the Daily and Sunday New Jersey Herald and is posted in the usual location of posted notices. No testimony will be received after 10 PM.

MINUTES: A motion to approve the minutes from October 20, 2011 was made by Mrs. Couse and 2nd by Mr. Nazzaro.

ROLL CALL: Mrs. Couse, Yes; Mr. Ambrosi, Abstained; Mr. Goytil, Yes; and Mr. Nazzaro, Yes.

APPLICATIONS:

11-03ZB Peter Maloney, Block 3105, Lot 5, Porch addition to existing house, side yard set back

Mrs. Couse stepped down for this hearing.

Mr. Maloney represented himself for this application. He is the owner of this old house and is looking to add a porch to the driveway side of the house. Mr. Maloney stated that the only exit out of the house to the rear of building, if you were upstairs and need to get out the house and the emergency was in the middle of the house you could not get out without jumping. The original house had a front porch but that was enclosed when he purchased the house. Mr. Morgenstern reviewed is letter on completeness. Mr. Maloney submitted the following exhibits to comply with the missing items of Mr. Morgenstern's report.

Exhibit – A1 – Aerial view of the property

Exhibit – A2 – Letter of no interest in purchasing the lot from adjacent property Owner on acquiring additional land from adjacent property owner to make The lot conforming to today's zoning.

Exhibit – A-3 – Full size copy of the survey with surveyor's information

Exhibit – A-4 – Set of pictures of all corners of the property

The lot is located on Route 519 a county road and contains 1.04 acres. A letter from the county Planning Board stated that they had no interest was received by the Board Secretary. Mr. Morgenstern reviewed the Variance checklist and those items have been furnished by testimony. Items N, P & R could be waived

General Checklist

Applicant had noticed for the meeting and showed proof for submission to people of the 200 Ft list, Certification that soils are adequate for a septic system (system already existing and bedrooms are not being added). EIS Statement advised by Twp. Engineer that it was not needed.

Mr. Simmons reviewed his report briefly because all the issues had been discussed.

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

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes; and Mr. Nazzaro, Yes.

A motion to grant the following variances:

1. Lot Area – 87,120 Sq. Ft. (2 Acres) required and 1.04 Acres existing
2. Side Yard Variance – 35 Ft. required and 25.5 Ft proposed
3. Lot Frontage Variance – 200 Ft. required and 183.22 Existing

Was made by Mr. Goytil and 2nd by Mr. Daniels

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes; and Mr. Nazzaro, Yes.

A motion to allow a building permit before the Resolution is memorialized was made by Mr. Daniels and 2nd by Mr. Goytil

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes; and Mr. Nazzaro, Yes.

A motion was made in regards to the change of use of the porch to additional living area that the applicant return to this board for approval was made by Mr. Daniels and 2nd by Mr. Nazzaro.

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes; and Mr. Nazzaro, Yes.

A motion to allow porch to be screened was made by Mr. Daniels and 2nd by Mr. Goytil.

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes; and Mr. Nazzaro, Yes.

A motion to carry to January 5, 2012 for Memorializing Resolution was made by Mr. Nazzaro and 2nd by Mr. Daniels.

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes; and Mr. Nazzaro, Yes.

Mrs. Couse offered a little history on the property. The lot was subdivided in 1932 by her father-in-law and the Yetter Family was the purchaser. Mr. Harold Yetter was a little boy when that was done and now lives a cross the street with Mrs. Couse.

Mrs. Couse rejoined the board

BILLS:

Dolan & Dolan – Peter Maloney

262.50

A motion to the bill as presented was made by Mr. Nazzaro and 2nd by Mrs. Couse

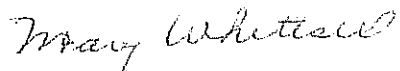
ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes; Mrs. Couse, Yes and Mr. Nazzaro, Yes.

ADJOURNMENT

A motion to adjourn at 8:30 PM was made by Mr. Nazzaro and 2nd by Mr. Moore

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Goytil, Yes; Mr. Moore, Yes; Mrs. Couse, Yes; and Mr. Nazzaro, Yes.

Respectfully submitted:



Mary Whitesell
Secretary