

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of December 6, 2012

The meeting of the Hampton Township Zoning Board of Adjustment was called to order 7:30 PM by Chairman Ambrosi who led us in the Flag Salute.

ROLL CALL: Mr. Ostrander, Yes; Mrs. Couse, Absent; Mr. Daniels, Yes; Mr. Goytil, Absent; Mr. Walthers, Absent; Mr. Ambrosi, Yes; Mr. Moore, Yes; Mr. Nazzaro, Absent; 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 & 12 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 July 5, 2012 was made by Mr. Daniels and 2nd by Mr. Moore.

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

REQUEST FOR EXTENSION OF TIME

John Langerap – Block 907, Lot 14-17 – 11 Shore Dr. - 9 months

A motion to grant the extension request for nine months ending August 1, 2013 was made by Mr. Ostrander and 2nd by Mr. Daniels.

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

Walter & Kira L. Schwabe – Block 2002, Lot 7 – 16 West Lakeside Lane previously approved under Hauptvogel.

A motion to grant the extension request for nine months ending June 14, 2013 was made by Mr. Daniels and 2nd by Mr. Ostrander.

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

APPLICATIONS:

12-06ZB John & Maureen Logie – Block 606, Lot 16 – Variance for shed In front yard.

Mr. Logie was sworn in by Attorney Morgenstern. Mr. Logie explained that due to the shape of the lot that there isn't any legal space for a shed. This lot was made up of various lots owned by the Crandon Lakes Association and was sold to Mr. Logie.

He has built a house on the property and meets to setbacks of both roads front and back of 50 Ft. and choose the access to the house to be from the East Shore Road. There is some wetlands on the property. His driveway comes up to the house from East Shore. There is space to the left of house that is fenced and that area is for the septic system and dog run. The only space to install a shed is at the end of the turn a round of the driveway which places the shed in the Front Yard.

Mr. Morgenstern reviewed his letter on completeness. The applicant has submitted the Affidavit of Publication, notice to neighbors within 200 ft. of the property and a survey map that shows the house, well and septic for his own property Mr. Logie will label a map with the exact measurements of the driveway, distance from the property line on the left side and locate the shed on the map at the end of the turn a round.

Exhibits A-1 Subdivision Map and Exhibit A-2 List of Property Owners was supplied.

Mr. Simmons reviewed his letter of November 28th 2012. The location of the shed does not interfere with on site parking or driveway. There are several deciduous trees between the shed and the neighbors property but they will not create any buffer. The applicant may be able to install some evergreen trees behind the shed to improve the buffer. Mr. Logie stated that it is quite rock but he would try and see if they will live.

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

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

A motion to grant the Front Yard Set Back variances was made by Mr. Ostrander and 2nd by Mr. Daniels.

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

A motion to carry to January 24th 2013 for the Memorializing Resolution was made by Mr. Ostrander and 2nd by Mr. Daniels

12-07ZB Robert Fox – Block 1403, Lot 19 –Side Yard Variance for Alterations to Home

Mr. Morgenstern sworn in Robert Fox and Michael Nicomini.

Mr. Morgenstern reviewed his letter of completeness dated November 21, 2012.

Applicant needs several variances in order to make the changes to the house that it needs. The applicant is changing the stairs to make them safer, construct a new deck on the left side of the house and a new front entrance to the existing dwelling and also propose to construct an addition to the existing garage. Mr. Fox had

prepared a narrative to the questions in Mr. Morgenstern report dated December 5, 2012. That explanation was very good.

The variances needed are as follows:

1. Lot Area Variance – 65,340 sq. ft. required and 14,813 sq. ft existing
2. Front Yard Setback Variance – 50 Ft. required and 41.2 ft existing
3. Minimum Side yard Setback – 35 Ft. required and 32 ft. 1 inch existing
4. Minimum Lot width – 200 ft. required and 111.49 existing
5. Variance to construct an addition to the existing garage in the Front Yard
6. Variance from the Maximum Impervious Coverage Requirement for the Accessory structure – Maximum structure 2% and will be 3.3%
7. Lot Depth Variance – 225 Ft. required and 182.4 Ft on one and 187 ft. On the other side for a mean depth of approximately 185 ft. existing

Mr. Simmons reviewed his report of November 28th , 2012 – The same issue were mentioned.

Exhibits A-1 Map, Exhibit A-2 Property List, Exhibit A-3 Adjacent Lot, Exhibit A-4 Tax Map and pictures of neighboring homes, Exhibit A-5 Septic for Lot 20, in 2010, Exhibit A-6 As built drawing for existing house, 3 bedroom.

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

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

A motion to grant the above variances was made by Mr. Daniels and 2nd by Mr. Ostrander.

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

A motion to grant the Variances with conditions was made by Mr. Ostrander and 2nd by Mr. Daniels.

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

A motion to carry to January 24th for Memorializing Resolution was made by Mr. Ostrander and 2nd by Mr. Daniels.

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

BILLS:

Harold E. Pellow & Assoc. – Osborne	682.51
Harold E. Pellow & Assoc. – General	30.00
Harold E. Pellow & Assoc. - Kittatinny School	660.00

Harold E. Pellow & Assoc. - SCCC	900.00
Harold E. Pellow & Assoc. - General	60.00
Harold E. Pellow & Assoc. - SCCC	180.00
Harold E. Pellow & Assoc. - Kittatinny School	102.00
Harold E. Pellow & Assoc. - Kittatinny School	120.00
Harold E. Pellow & Assoc. - SCCC	60.00
Harold E. Pellow & Assoc. - Kittatinny School	307.50
Dolan & Dolan - Kittatinny School	37.50
Dolan & Dolan - General	287.21
Dolan & Dolan - SCCC	61.50
Dolan & Dolan - Logie	150.00
Dolan & Dolan - Kittatinny School	61.50
Dolan & Dolan - Hampton Associates	174.00
Dolan & Dolan - Mason	37.50
Dolan & Dolan - General	75.00
Dolan & Dolan - SCCC	75.00
Dolan & Dolan - General	75.00
Dolan & Dolan - Fox	187.50

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

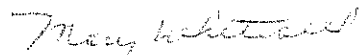
ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes and Mr. Moore, Yes.

ADJOURNMENT

A motion to adjourn at 9:02 PM was made by Mr. Ostrander and 2nd by Mr. Moore

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

Respectfully submitted:



Mary Whitesell
Secretary