

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of June 7, 2012

The minutes of this meeting have not be 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 Chairman Ambrosi who led us in the Flag Salute.

ROLL CALL: Mr. Ostrander, Absent; Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Goytil, Absent; Mr. Walthers, Yes; 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 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 PM.

MINUTES: A motion to approve the minutes of May 3rd was made by Mrs. Couse and 2nd by Mr. Nazzaro.

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

RESOLUTION:

12-03ZB Crandon Lakes Country Club – Block 402, Lot 29 – East Shore Drive – Beach Pavilion

A motion to approve the Resolution as presented was made by Mrs. Couse and 2nd by Mr. Daniels.

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

Mr. Ostrander & Mr. Walthers arrived.

APPLICATION

12-02ZB Hampton Associates, LLC – Block 3203, Lot 37 – Solar Farm On Downer Road

Present for this application was Thomas Collins, Attorney with Vogel, Chait, Collins & Schneider, applicant Scott Lewis and John Mc Chesney from Swift Real Estate Solutions. A the last meeting the applicant was asked to provide an appraisal to determine the value of the existing home in relationship to the installation of Solar Panels. Mr. Mc Chesney prepared a report using Solar Installations in areas further away from this area since there are none that exist. The areas of development were

First Hope Bank in Blairstown, Oak Solar Farm in Fairfield, the Village at Manalapan and the Pilesgrove Solar in Pilesgrove, and the Vineland Electric Utilities in Vineland, NJ. These locations were all surround by residential developments and had very little impact on the property values.

Jay Moore spoke about buffering and the use of firearms on the property if the application was approved. Mr. Lewis hopes that firearms would not be used for the damage which would occur.

Lady from Frelinghuysen Twp. Spoke about the Energy Master Plan

Mr. Morgenstern reviewed the conditions that the Board was to consider in determining their approval or disapproval. We would be voting on the Use Variance approval, Variances required for the application, and Preliminary Site Plan.

A motion to grant the Use Variance was made by Mr. Walthers and 2nd by Mrs. Couse.

ROLL CALL: Mr. Ostrander, No; Mrs. Couse, Yes; Mr. Daniels, No; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Moore, No and Mr. Nazzaro, No. 4- No's & 3 – Yes's the application is DENIED

A motion to carry to July 5th for Memorializing Resolution was made by Mr. Nazzaro and 2nd by Mr. Ostrander.

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

BILLS:

Dolan & Dolan – General	432.50
Dolan & Dolan – Crandon Lakes Country Club	450.00
Dolan & Dolan – Osborne	124.50
Dolan & Dolan – Hampton Associates	586.50
Dolan & Dolan – Kittatinny High School	262.50
Dolan & Dolan – Sussex Co. College	499.50
Harold E. Pellow & Assoc. – Crandon Lakes CC	566.25
Harold E. Pellow & Assoc. – Osborne	474.38
Harold E. Pellow & Assoc. – Hampton Associates	885.00

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

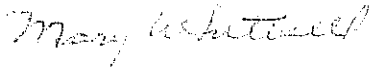
ROLL CALL: Mrs. Couse, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Moore, Yes; and Mr. Nazzaro, Yes.

ADJOURNMENT

A motion to adjourn at 9:20 PM was made by Mr. Daniels and 2nd by Mrs. Couse

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

Respectfully submitted;

A handwritten signature in cursive script that reads "Mary Whitesell".

Mary Whitesell
Secretary