

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

November 1, 2018

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 at 7:00 PM by Chairman Ambrosi who led us in the Flag Salute.

ROLL CALL: Mr. Ostrander, Absent; Mr. Daniels, Yes; Mr. Goytil, Yes; Mr. Walthers, Absent; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mar. Bailey, Absent; Mr. Sivulich, 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 Daily and Sunday New Jersey Herald and is posted in the usual location of posted notices.

MINUTES: A motion to approve the minutes of the October 4th meeting was made by Mr. Nazzaro and 2nd by Mr. Sivulich.

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Bailey, Yes; and Mr. Sivulich, Yes.

RESOLUTION:

**18-022B Sussex County Realty, LLC – Block 3603, Lot 9 – 4 Lot
 Subdivision**

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

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Bailey, Yes; and Mr. Sivulich, Yes.

INTERPERTATION:

Lowe's – WaWa – located in front of Lowe's Bldg.

Present for this discussion was Attorney John Ursin.

Mr. Walthers arrived at 7:15 PM

Mr. Morgenstern reviewed is letter of completeness to determine whether retail sales and services are permitted uses in the zone district. A retail business establishment is defined in sections 108-7 of the zoning ordinance as " an establishment engaged in selling goods or merchandise to the general public for consumption and rendering services incidental to the sale of such goods. Retail sales would be a permitted use not 2 uses on one location.

A motion to permit the sale of gasoline and food goods was made by Mr. Walther and 2nd by Mr. Sivulich.

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Bailey, Yes; and Mr. Sivulich, Yes.

Carriage Mobile Homes – Block 3603, Lot 2 – License request

The applicant needs a letter stating that the Sale of Mobile Homes is a permitted use in the zone that it is in. The board requested that Mr. Morgenstern prepare a letter in regards to this matter for their review at the next meeting before it is signed and sent to Carriage Mobile Homes.

Motion was made by Mr. Walthers and 2nd by Mr. Daniels.

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Bailey, Yes; and Mr. Sivulich, Yes.

APPLICTION:

**18-05ZB Salesian Sisters – Camp Auxilium – Block 3301, Lot 19
Roof over former Tennis Court Pad - Request to carry to next
month was received by the Board Secretary**

Public Comment - Mr. Branham was concerned about the detention basin at the Volkswagen project that had not yet been cleaned out and the fact that his property has more standing water on it yet. Mr. Simmons made some comments on the situation at that site and that if they were to clean all the debris from that location at this time the situation would be far worse. We have had an extremely large amounts of rain which does not help the situation. We will continue to monitor the project.

BILLS:

Dolan & Dolan – Collins	98.60
Dolan & Dolan – Diamond Communication	255.00
Dolan & Dolan – General	410.00
Dolan & Dolan – Lowe’s/WaWa	85.00
Dolan & Dolan – Salesian Sisters	467.50
Dolan & Dolan – Sussex County Realty	297.50
Dolan & Dolan – Van Ness	42.50
Harold E. Pellow & Assoc. – Sussex County Realty	326.20
Harold E. Pellow & Assoc. – General	65.00
Harold E. Pellow & Assco. – Van Ness	32.50
Harold E. Pellow & Assoc. – Diamond Communication	789.85
Harold E. Pellow & Assoc. – Sussex County Realty	227.50
Harold E. Pellow & Assoc. – Collins	32.50
Harold E. Pellow & Assoc. – Camp Auxilium	358.00

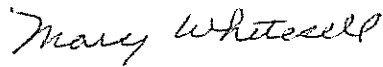
A motion to pay the bills as presented was made by Mr. Nazzaro and 2nd by Mr. Zawacki.

ROLL CALL: Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Bailey, Yes; and Mr. Sivulich, Yes.

ADJOURNMENT

A motion to adjourn ant 8:00 PM was made by Mr. Nazzaro and 2nd by Mr. Zawacki with all members present if Favor and None Opposed.

Respectfully submitted;



Mary Whitesell. Secretary