

**HAMPTON TOWNSHIP  
ZONING BOARD OF ADJUSTMENT**

**Minutes of December 4, 2014**

**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 7:31 PM by Chairman Ambrosi who led us in the flag salute.

**ROLL CALL:** Mr. Ostrander, Yes; Mrs. Couse, Yes; Mr. Daniels, Absent; Mr. Goytil, Absent; Mr. Walthers, Yes; Mr. Nazzaro, Yes; 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. 213, Sec. 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 10:00 PM.

**MINUTES:** A motion to approve the minutes of July 3<sup>rd</sup>, 2014 was made by Mr. Nazzaro and 2<sup>nd</sup> by Mr. Ostrander.

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

**REQUEST FOR EXTENSION OF TIME**

**Walter Schwabe – Block 2002, Lot 7 – West Lakeside Lane – 9 Month Extension**

A motion to grant the request was made by Mr. Ostrander and 2<sup>nd</sup> by Mr. Nazzaro.

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

**APPLICATION**

**14-022B James Van Ness – Block 2802, Lot 3 & 5 – 213 Highland Ave**

Mr. Van Ness was represented by himself. This application was made several years ago but has now expired. Mr. Van Ness plans to relocate the house from where the plans have it located to the right side of the property solely on Lot 5. The plan furnished for this application has the house on the opposite of the property which would be Lot 3. The water comes from the lot behind him and washes the road away.

Mr. Morgenstern reviewed his report on completeness as of October 28, 2014. The applications requiring the same variances that were granted before. Mr. Van Ness was to buy lot 3 from the present owner. Mr. Van Ness would still need a lot depth

variance 225 ft. proposed and 150 ft. existing and also a variance to construct a dwelling not fronting on an approved street. Other items have been completed.

Mr. Simmons reviewed his letter on completeness dated November 28, 2014. The big concern is on the drainage, drywells for roof leaders and driveway run-off. Drainage calculations should be provided to our Engineer for compliance.

The building envelope should be restricted to Lot 3 and the portion of the envelope on Lot 5 should be eliminated. Details of the retaining walls and stability calculations provided to our Engineer. A drainage easement is needed for the inlet end of the 12" cross drain. Details for the septic and well need to be furnished to the Sussex County Health Dept. for permits.

Application submitted the following exhibits: A-1 proposed House, A-2 Septic permit from 1998 which has expired, A-3 Lockburner Property, A-4 Letter to Landauer ( No response) A-5 Relocating the House to the Middle of the property instead of to the left side on Lot 3. Mr. Calvani submitted C-1 18" drain, C-2 12" Drain(9") and C-3 Sink Holes on his property (4).

The report from the Fire Dept. requires removal the trees along proposed driveway and the grade of the driveway is to steep needs to be 12% or less, 17% is proposed.

Mrs. Julia Dietz, President of the Lake Association wants the road drainage designed as to not wash away. The Township should secure \$ 4000.00 for the Association for their charge for the house. John Lockburner ( 219 Highland Ave) spoke about spring rain and heavy storms washing things away. Bob Mucha (406 Longview Dr) concerned about the drainage come into his house and Jeff Calvani (412 Longview Dr) about the Sink Holes.

A motion to deem application in complete was made by Mr. Nazzaro and 2<sup>nd</sup> by Mr. Zawacki

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

In regards to the trailer on the property which is not allowed without a principle structure – if the application is going forward it can remain but if not it must be removed.

A motion to grant the above requirement was made by Mrs. Couse and 2<sup>nd</sup> by Mr. Nazzaro.

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

A motion to carry the application to the next agreeable date was made by Mrs. Couse and 2<sup>nd</sup> by Mr. Nazzaro.

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

When the applicant returns for further review a more detailed drawing for the house should be provided. Engineer to review drainage calculations provided by Mr. Van Ness Engineer and driveway location and correct location of the house with measurements.

Motion was made by Mr. Ostrander and 2<sup>nd</sup> by Mrs. Couse.

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

**BILLS:**

<b>Harold E. Pellow &amp; Assoc. - O'Connor</b>	<b>92.50</b>
<b>Harold E. Pellow &amp; Assoc. - United Telephone</b>	<b>125.00</b>
<b>Harold E. Pellow &amp; Assoc. - Ruitenberg</b>	<b>248.75</b>
<b>Harold E. Pellow &amp; Assoc. - Ruitenberg</b>	<b>62.50</b>
<b>Harold E. Pellow &amp; Assoc. - Van Ness</b>	<b>218.75</b>
<b>Dolan &amp; Dolan - O'Connor</b>	<b>52.14</b>
<b>Dolan &amp; Dolan - General</b>	<b>251.82</b>
<b>Dolan &amp; Dolan - Ruitenberg</b>	<b>249.64</b>
<b>Dolan &amp; Dolan - Van Ness</b>	<b>316.00</b>
<b>Dolan &amp; Dolan - Van Ness</b>	<b>52.14</b>

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

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

**ADJOURNMENT**

A motion to adjourn at 9:35 PM was made by Mr. Ostrander and 2<sup>nd</sup> by Mrs. Couse

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

Respectfully submitted;

*Mary Whitesell*  
Mary Whitesell  
Secretary