

HAMPTON TOWNSHIP ZONING BOARD OF ADJUSTMENT

Minutes of October 4, 2018

The minutes of this meeting of Hampton Township Zoning Board of Adjustment have not been 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, Absent; Mr. Walthers, Absent; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes Mr. Bailey, Yes; 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, Sec. 4 & 13 of the Sunshine Law 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 September 6, 2018 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.

RESOLUTION:

16-04ZB Diamond Communications – Final Site Plan Approval – Block 3102, Lot 15.01 – Cell Tower on Old Stage Coach Rd.

A motion to approve the Resolution for Final Site Plan Approval was made by Mr. Daniels 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.

APPLICATION:

18-02ZB Sussex County Realty – Block 3603, Lot 9 – 4 Lot Subdivision (Proposed homes for this subdivision)

Present for this application was Attorney Lawrence Cali and Engineer Kenneth Dykstra.

The applicant is proposing to build 4 – 2 Story Homes with the approximate square footage of 2800 sq. ft. and furnish two trees per lot. Exhibit A-2 shows the proposed style of Home.

The engineer stated that the LOI has been applied for renewal.

Public Comment:

Mr. Branham was questioning the abundance of water that is coming on to his property from this. Mr. Simmons will check with his personnel to see if the applicant has cleaned the drainage basin on their property. They need to be careful with the wetland in the area so the DEP doesn't get involved.

The new lots will need the following variances:

- Lot 9.03 Lot Depth Variance – Minimum Lot area 130,680 Ft. Required and 256 Ft. Proposed.
- Lot 9.04 Lot Area Variance – Minimum Lot Area 130,680 Sq. Ft. Required and 87,938 Sq. Ft. Proposed.
- Lot 9.04 Lot Frontage Variance – 250 Ft. Required and 193.4 Ft. proposed
- Lot 9.05 Lot Area Variance – Minimum 130,680 Sq. Ft. required and 111,072 Sq. Ft. Proposed.
- Lot 9.06 Lot Frontage Variance - 250 Ft. Required and 231.9 Sq. ft. Proposed

Remainder Lot 9.02 – Lot Front Variance – Minimum required is 300 Ft. and after the subdivision there will be no lot frontage.

Also a variance for NO Sidewalks.

A motion to grant the variances needed for this application was made by Mr. Daniels and 2nd by Mr. Nazzaro.

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

A motion to Grant Preliminary Major Subdivision with conditions was made by Mr. Daniels and 2nd by Ambrosi.

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

**18-05ZB Salesian Sisters – Camp Auxilium – Block 3301, Lot 19
Roof Over former Tennis Court Pad - Carried to November
1st Meeting**

Bills:

| | |
|---------------------------------------------------------------|-----------------|
| Harold E. Pellow & Assoc. – Sussex County Realty | 1,262.50 |
| Harold E. Pellow & Assoc. – Diamond communications | 829.50 |
| Harold E. Pellow & Assoc. – James Van Ness | 157.90 |
| Dolan & Dolan – Collins | 340.00 |
| Dolan & Dolan – Jankovic | 85.00 |
| Dolan & Dolan – General | 127.50 |
| Dolan & Dolan – Diamond Communications | 566.10 |
| Dolan & Dolan – Sussex County Realty | 583.20 |
| Dolan & Dolan – Collins | 170.00 |

A motion to pay the bills was made by Mr. Daniels and 2nd by Mr. Nazzaro

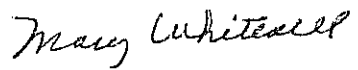
ROLL CALL: Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Zawacki, Yes; Mr. Nazzaro, Yes; Mr. Bailey, Yes and Mr. Sivulich, Yes

ADJOURNMENT

A motion to adjourn at 7:30 PM was made by Mr. Nazzaro and 2nd by Mr. Zawacki

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

Respectfully submitted:



Mary Whitesell, Secretary