

HAMPTON TOWNSHIP ZONING BOARD OF ADJUSTMENT

Minutes of October 5, 2017

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 7:30 PM by Chairman Ambrosi who led us in the Flag Salute.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Goytil, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Lake, 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. Adequate notice of this meeting has been supplied to the official newspaper of the Zoning Board Adjustment that being the Daily and Sunday New Jersey Herald. Testimony will not be received after 10:00PM.

MINUTES: A motion to approve the minutes of the May 4th 2017 meeting was made by Mr. Zawacki and 2nd by Mr. Daniels.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Gjoytil, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes

APPLICATIONS:

James Van Ness – Status Report

Present for this application was Mr. Van Ness requesting an extension for the approval to build a house on the Lot as it stands today. No additional land to be added to this Property. The Board advised of all the required items to be completed. Applicant needs to provide deeds in a complete and recorded form, Performance Bond to be approved by the Twp. Engineer and Attorney, replenish your escrow account and pay the first half of the COAH fee. The Board gave him a 30 Day extension to provide the rest of the items above.

A motion was made by Mr. Ostrander and 2nd by Mr. Daniels to grant to 30 day extension.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Gjoytil, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes

17-032B Sussex County Realty, LLC – Volkswagen – Block 3603, Lot 9 Expansion of Parking – Change in Dealership – Expand Building

Present for the application was Attorney Larry Cali, Mat Luzio service manager for the owners of the property, Henry Hengchua, Architect and Engineer Kenneth

Dykstra. Attorney explained that the new dealership is proposing to add about 4,000 sq. ft. to the building on the North side of the building and enclose the service drop off area with garage doors to allow customers to drop off vehicles out of the weather. The building will have a new more modern façade with no change to the letter. The only new sign will over the service door. That will be 18.67 Sq. Ft.

Several of the neighbors on Wood Run, Cherry Lane and Hampton Spring Rd. were present not wanting to see so many cars. Applicant processes a berm along side of the parking lot filled with 8-10 ft. Pine trees

Exhibits A-1, A-2 and A-3 were presented and explained.

Mr. Dykstra will revise some items in time for the next meeting.

Application was deemed complete and grant some waivers by Mr. Daniels and 2nd by Mr. Walthers.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Gjoytil, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes

A motion to carry to November 2, 2017 was made by Mr. Ostrander and 2nd by Mr. Daniels.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Gjoytil, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes

17-022B Jankovic – Block 402, Lot 14 – Variance for New House on Very small lot

Due to late hour of this meeting the above application will be carried to November 2, 2017 with no further notice required.

Diamond Communications – 21 Old Stage Coach Rd.

Mr. Simmons advised that there was an on site meeting with the applicant and they only change that will occur will be the power to be overhead instead on underground.

BILLS:

Harold E. Pellow & Assoc. – James Van Ness	32.50
Harold E. Pellow & Assoc. – General	130.00
Harold E. Pellow & Assoc. – General	32.50
Dolan & Dolan – General	137.02
Dolan & Dolan – Hampton Body Works	375.75
Dolan & Dolan – James Van Ness	975.0
Harold E. Pellow & Assoc. – Diamond Communication	31.60
Harold E. Pellow & Assoc. – 52 Hampton Hse. Rd.	454.50

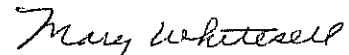
A motion to pay the bills as prepared was made by Mr. Goytil and 2nd by Mr. Walthers

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Goytil, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; Mr. Zawacki, Yes; Mr. Lake, Yes and Mr. Sivulich, Yes

ADJOURNMENT

A motion to adjourn at 10:45 was made by Mr. Ostrander and 2nd by Mr. Daniels with all members present in Favor and None Opposed.

Respectfully submitted:


Mary Whitesell, Secretary