

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of February 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 7:30 PM by Chairman Ambrosi who led us in the flag salute.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Zawacki, Yes; Mr. Ambrosi, Yes; Mr. Walthers, Absent; Mr. Nazzaro, Absent and Mr. Sivulich, Yes; Attorney Morgenstern, Yes and Engineer Simmons, Yes.

STATEMENT: Chairman Ambrosi advised that this meeting is being held in compliance with the provision 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 10:00 PM.

MINUTES: A motion to approve the minutes from the December 7th, 2017 meeting by Mr. Daniels and 2nd by Mr. Sivulich.

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

RE-ORGANIZATION

SWEAR IN BOARD MEMBERS – Mr. Ambrosi was sworn in by Attorney Morgenstern.

APPOINTMENT OF CHAIRMAN –

Mr. Ambrosi was nominated for Chairman by Mr. Daniels and 2nd by Mr. Zawacki

ROLL CALL: Mr. Ostrander, Mr. Daniels, Yes; Mr. Zawacki, Yes; Mr. Ambrosi, Abstained; and Mr. Sivulich, Yes.

APPOINTMENT OF VICE CHAIRMAN

A motion to appoint Dennis Daniels Vice Chairman was made by Mr. Ambrosi and 2nd by Mr. Ostrander.

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

APPOINTMENT OF ATTORNEY

A motion to appointment Robert Morgenstern of Dolan & Dolan was made by Mr. Ostrander and 2nd by Mr. Daniels.

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

APPOINTMENT OF ENGINEER

A motion to appoint David Simmons of Harold E. Pellow & Assocs. Was made by Mr. Daniels and 2nd by Mr. Ostrander.

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

DESIGNATION OF NEWSPAPER, TIME AND DATE OF MEETING

Daily & Sunday New Jersey Herald, 7:30 PM and 1st Thursday of the Month

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

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

REGULAR MEETING

REQUEST FOR EXTENSION OF TIME

Walter Schwab – West Lakeside Lane, Block 2002, Lot 7

A motion to grant the request for a 9 month extension was made by Mr. Zawacki, and 2nd by Mr. Daniels

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; and Mr. Sivulich, Yes.

John Langerap – Block 907, Lots 14,15,16 & 17 – Single Family Home

A motion to grant the 9 Month extension was made by Mr. Ostrander and 2nd by Mr. Daniels.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; and Mr. Sivulich, Yes.

Mr. Walthers arrived at 7:45 PM

APPLICATION

17-022B Jankovic – Variance for House on Small Lot – Block 402, Lot 14

Present for this meeting was Attorney Mattia, Applicant John Jankovic and Mr. Mark Gimigliano of Dykstra Walker Associates and protestors Peter Sims, John Johansson and Attorney Ursula Leo of Laddey, Clark & Ryan.

The applicant presented pictures of other homes around the lake as proof of bigger homes exhibits A11-A30. A-31 was expenses on this property for as long as he has owned the property that being since 1986 to Present in the amount of \$ 92,264.69. The applicants appraiser Swift Real Estate Solutions submitted his estimate on the value of the lot \$ 110,000.00. The objectors appraiser was Michael Ganguzza and his value of the property was \$ 55,000. Mr. Ganguzza estimate was made up of vacant lands in lake communities Mr. McChesney's appraisal had improved lots for most of his comparables.

Members of the public were the neighbors:

Mr. Simms – House to big for lot, exhaust from cars by the garage coming in to bedroom windows, well is only as shallow, new well will be deeper, family owned for 60 years.

Mr. Johnsson – owned house for 40 years, has a shallow well

Robert Wehrenberg - lives across the street concern about the water situation

Robert Sperlazzi – 74 East Shore Dr. – blocking the view of the lake, house to big

Maria Hartman – 51 East Shore drive – concerned about the water quality and quantity

The Board discussed the value of \$ 110,000 compared to \$ 55,000. The board asked the neighbors if they would pay would pay the Fair Market Value of \$ 73,000.00 They agreed. If the adjoining property owners do not sign a contract to purchase the lot and actually fulfill their obligations under the contract, then the Board finds that the variances should be denied on the grounds that the grant of the variances would result in substantial detriment to the public good and would impair the intent and purpose of the Master Plan, Zone Plan and Zoning Ordinance if the variances were granted.

A motion to grant the adjoining property owners to purchase the lot for the Fair Market Value was made by Mr. Daniels and 2nd by Mr. Ostrander.

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Walthers, Yes and Mr. Sivulich, Yes.

A motion to carry to March 1, 2018 for the Memorializing Resolution was made by Mr. Daniels and 2nd by Mr. Ostrander

ROLL CALL: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Ambrosi, Yes; Mr. Walthers, Yes and Mr. Sivulich, Yes.

ANNUAL REPORT – CARRIED TO March Meeting

UPDATE ON VAN NESS AND DIAMOND COMMUNICATION

Mr. Simmons gave a short up date on the progress of the above projects.

BILLS:

Harold E. Pellow & Assoc. – James Van Ness	365.06
Harold E. Pellow & Assoc. – Diamond Communication	1,401.01
Harold E. Pellow & Assoc. – Daimond Communication	325.00
Harold E. Pellow & Assoc. – Jankovic	65.00
Harold E. Pellow & Assoc. – Sussex County Realty	1,054.45
Harold E. Pellow & Assoc. – Sussex County Realty	164.50
Harold E. Pellow & Assoc. – Diamond Communication	982.28
Harold E. Pellow & Assoc. – James VanNess	217.92
Harold E. Pellow & Assoc. – Jankovic	357.50
Harold E. Pellow & Assoc. – Sussex County Realty	162.50
Dolan & Dolan – Jankovic	167.00
Dolan & Dolan – Sussex County Realty	167.00
Dolan & Dolan – General	353.52
Dolan & Dolan – Jankovic	208.75
Dolan & Dolan – Van Ness	41.75

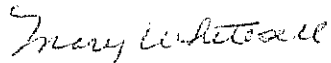
A motion to pay the bills as presented was made by Mr. Walthers and 2nd by Mr. Sivulich.

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

ADJOURNMENT

A motion to adjourn at 10:00 PM was made by Mr. Walthers and 2nd by Mr. Zawacki with all members present in Favor and None Opposed.

Respectfully submitted;



Mary Whitesell, Secretary