

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of July 2, 2015

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

ROLL CALL: Mr. Ostrander, Absent; Mrs. Couse, Yes; Mr. Daniels, Absent; Mr. Goytil, Absent; Mr. Walthers, Absent; Mr. Ambrosi, 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, ch231. 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 of June 4th, 2015 was made by Mrs. Couse and 2nd by Mr. Nazzaro.

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

RESOLUTION:

15-02ZB Verizon Wireless – Block 3501, Lot 30.08 – Roof Top Service Over Friendly’s Store – Sussex County Mall

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

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

APPLICATION:

14-02ZB James Van Ness – Block 2802, Lot 5 – 213 Highland Ave Build House on the lot

Mr. Van Ness was given 3 months to complete is application which would be until our September meeting.

A motion to carry this until our next meeting in August was made by Mr. Nazzaro and 2nd by Mr. Lake.

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

**15-03ZB Nancy Keates – block 1504, Lot 4 – 300 Lakeview Dr.
Front porch with a front door.**

Mrs. Keates sworn in by Mr. Morgenstern. Mrs. Keates stated that this house never had front door or porch for as long as they have owned the house.

Mr. Morgenstern reviewed is letter of completeness;

This property contains 22,090 sq. ft. and is located in the R1.5 Zone and is located in the Kemah Lake Community and is a corner lot on Lakeview and Sycamore Trail.

The applicant needs variances for the following:

1. Lot Frontage 200 Ft. required and 150 Ft. existing
2. Lot Area 65,340 Sq. Ft. required and 22,900 sq. existing and proposed
3. Front Yard Setback – 50 ft. required and 46.8 ft. existing from Lakeview and 50 ft. from Sycamore required 7 ft. +/- existing and proposed.
4. Lot Depth – 225 Ft. required and 150 Ft. proposed and existing.

Mr. Simmons review his letter of June 11, 2015

Mr. Simmons concern was with the underground tank if any – applicant says NO. The location of the well and septic will not interfere with the front porch and door proposed. There is jelly jar type fixture by the front door to light the porch entrance. The applicant should provide a site tri-angle easement over the northerly corner of the subject property. Applicant to provide an "As-Built Drawing" after the porch is complete.

Public Comment

Mr. Mike Kiener the owner of Block 1504, Lot 3 was present to represent is son Jacob Kiener who lives next door. His concern is over the outside lights Mrs. Keates has on her home, they shine on his property. Mr. Keates agreed to have the lights shine down more instead of being on an angle. Mr. Kiener said they were to court over this matter. Mr. Morgenstern advised that we are not a court of law and do not need to hear of the of the court proceedings. The applicant agrees to change the direction of the lights as to not shine on his property.

A motion to deem application complete was made by Mrs. Couse and 2nd by Mr. Lake.

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

A motion to grant the variances listed above (4) was made by Mr. Nazzaro and 2nd by Mr. Zawacki.

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

A motion to carry to August 6th for the memorializing Resolution was made by Mrs. Couse and 2nd by Mr. Nazzaro.

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

The applicant asked if he could start the building permit process before the Resolution was memorialized. Mrs. Couse made the motion to grant his request at his own risk and was 2nd by Mr. Lake.

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

BILLS:

Dolan & Dolan - Verizon Wireless -	470.12
Dolan & Dolan - General	383.40
Dolan & Dolan - Laliker	322.00
Dolan & Dolan - Van Ness	40.25
Harold E. Pellow & Assoc. - General	31.25
Harold E. Pellow & Assoc. - Laliker	218.75
Harold E. Pellow & Assoc. - Verizon	562.25
Dolan & Dolan - General	393.15
Dolan & Dolan - Verizon Wireless	577.99
Dolan & Dolan - Keates	201.25

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

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

ADJOURNMENT

A motion to adjourn at 8:25 was made by Mrs. Couse and 2nd by Mr. Nazzaro with all members present in Favor and None Opposed.

Respectfully submitted;



Mary Whitesell
Secretary