

HAMPTON TOWNSHIP ZONING BOARD OF ADJUSTMENT

Minutes of January 7, 2016

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, Absent; Mr. Daniels, Yes; Mr. Lake, Yes; Mr. Zawacki, Yes; Mr. Ambrosi, Yes; Mr. Walthers, Yes; Mr. Goytil, Absent; and Mr. Nazzaro, Absent.

STATEMENT: Chairman Ambrosi advised that this meeting is being held in compliance with the provisions of P.L. 1975, Ch. 231, Secs. 4 & 13 of the Sunshine Law. Adequate notice of this meeting has been supplied to the official newspapers 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 November 5, 2015 was made by Mr. Daniels and 2nd by Mr. Zawacki.

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

RE-ORGANIZATION

SWEAR IN BOARD MEMBERS: Randy Walthers and David Lake were sworn in by Attorney Morgenstern.

APPOINTMENT OF CHAIRMAN

Nomination of Gerard Ambrosi was made by Dennis Daniels and 2nd by Mr. Randy Walthers.

ROLL CALL: Mr. Daniels, Yes; Mr. Lake, Yes; Mr. Zawacki, Yes; Mr. Ambrosi, Abstained and Mr. Walthers, Yes.

APPOINTMENT OF VICE CHAIRMAN

Nomination of Dennis Daniels was made by Mr. Ambrosi and 2nd by Mr. Zawacki.

ROLL CALL: Mr. Daniels, Abstained; Mr. Lake, Yes; Mr. Zawacki, Yes; Mr. Ambrosi, Yes and Mr. Walthers, Yes.

APPOINTMENT OF ATTORNEY

Nomination of Robert Morgenstern of Dolan and Dolan was made by Mr. Daniels and 2nd by Mr. Walthers.

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

APPOINTMENT OF ENGINEER

A nomination David Simmons of Harold E. Pellow & Associates was made by Mr. Walthers and 2nd by Mr. Daniels.

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

DESIGNATION OF NEWSPAPER, TIME AND DATE OF MEETING

Newspaper, New Jersey Herald; 7:30 PM and 1st Thursday of the month except for February and that date will be February 11th.

Motion to approve the above was made by Mr. Daniels and 2nd by Mr. Ambrosi.

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

REGULAR MEETING

APPLICATION

14-022B James Van Ness – Block 2802, Lot 5 – Variance to build a house At 213 Highland Ave.

Due to the lateness of the report for the drainage plan for this project Mr. Van Ness' Attorney requested the application to be carried to the February meeting. A motion to grant the request was made by Mr. Daniels and 2nd by Mr. Ambrosi.

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

Further discussion, from a member of the public we would check with the applicant to see if he was will to carry the application to March 3rd meeting. Attorney Morgenstern will check with the applicants Attorney and reply.

INTERPERATION

Philip Brodhecker was present for an interpretation for installing a Cow Shelter on his farm for Block 2701, Lot 5. Mr. Brodhecker had a map to show where the shelter would be installed, gave us picture of what would look like. The building is hoop structure with approximately 5 ft. wood space from the ground up with a hoop cloth top above. It is a 3 sided structure with a concrete floor and would store hay and manure when not being used by the cows for protection from the weather. The location of the structure would be in the pasture area in back part of the farm. The Board's interpretation of this that is a permitted use on a farm.

Attorney Morgenstern will prepare Resolution in regards to this matter

A motion to approve this as a permitted use was made by Mr. Daniels and 2nd by Mr. Lake.

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

BILLS:

Dolan & Dolan – General	161.00
Dolan & Dolan – James Van Ness	227.01
Harold E. Pellow & Assoc. – Van Ness	281.25
Harold E. Pellow & Assoc. – General	31.25
Harold E. Pellow & Assoc. – Van Ness	1,222.75
Harold E. Pellow & Assoc. – Carriage Mobile Homes	250.00

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

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

Letter from Marge Couse resigning from the Zoning Board of Adjustment and Open Space. Secretary to write a letter for everyone to sign in regards to her retirement.

ADJOURNMENT

A motion to Adjourn at 8:20 PM was made by Mr. Daniels and 2nd by Mr. Walthers with all members present in Favor and None Opposed.

Respectfully submitted,

Mary Whitesell

Mary Whitesell, Secretary