

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of January 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 at 7:30 PM by Chairman Ambrosi who led us in the Flag Salute.

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

STATEMENT: Chairman Ambrosi advised that this meeting is being held in compliance to 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 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 the December 1, 2016 was made by Mr. Zawacki and 2nd by Mr. Daniels

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

RE-ORGANIZATION

SWEAR IN BOARD MEMBERS – Daniels & Ostrander

Attorney Morgenstern swore in Mr. Daniels & Mr. Ostrander for their term of office.

APPOINTMENT OF CHAIRMAN

Mr. Ambrosi was re-appointed to be Chairman by motion from Ostrander and 2nd by Mr. Daniels.

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

APPOINTMENT OF VICE CHAIRMAN

Mr. Daniels was re-appointed to be Vice Chairman by Mr. Ostrander and 2nd by Mr. Nazzaro.

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

APPOINTMENT OF ATTORNEY

A motion to re-appoint Mr. Morgenstern was made by Mr. Daniels and 2nd by Sivulich.

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

APPOINTMENT OF ENGINEER

A motion to re-appoint David Simmons of Harold E. Pellow & Assoc. was made by Mr. Daniels and 2nd by Mr. Ostrander.

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

DESIGNATION OF NEWSPAPER, TIME AND DATE OF MEETING

A motion was made by Mr. Nazzaro and 2nd by Mr. Zawacki to have the newspaper, time and date to remain the same – New Jersey Herald Daily and Sunday, 7:30 PM and the 1st Thursday of the Month.

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

REGULAR MEETING

RESOLUTION:

14-02ZB James Van Ness – Block 2802, Lot 5 – Variance to Build a House at 213 Highland Ave.

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

Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Lake, Yes; Mr. Zawacki, Yes; Mr. Ambrosi, Yes; Mr. Nazzaro, Yes; and Mr. Sivulich, Yes.

Randy Walthers – arrived at 7:50 PM

APPLICATION:

16-04ZB Diamond communications – Verizon Wireless, Block 3102, Lot 15.01 – New Monopole Tower – Old Stage Coach Rd.

Applicant was again represented by Ms. Judith Fairweather of Pinilis Halpern, LLP and Chad Schwartz the Civil Engineer for the project. The applicant was to revisit the drainage issues from that hill. The neighbors across the street were very concerned about being flood out. Several residents were concern about the value of their property going down. The applicant proposes to improve the drainage on the property so as to not wash the road away or the residents across the street. DPW request a bond in case there is an issue with the drainage. Applicant agrees to post a bond for one year. The access road to the tower will be paved for the first one

hundred feet and the balance will be gravel. Mrs. Couse questioned the applicant about making the tower looking like a tree. The applicant will make it look like a tree. Exhibits A-5 & A-6 were furnished by the applicant review the drainage on the lot. The Fire Dept. requested that they would like a small space on the pole for a repeater to better their communication. The applicant agreed to the request.

A motion to Grant Preliminary Site Plan Approval was made by Mr. Daniels and 2nd by Mr. Ostrander.

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

A motion to grant the Use Variance for having a wireless communication facility in the R2 Zone was made by Daniels and 2nd by Mr. Walthers.

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

A motion to grant a variance for the height of the monopole to 113.5 Ft. plus additional footage (120.00 ft.) to accommodate the height for disguising the pole as a tree, Variance the requirements of paving of the site, Variance for the requirement of installing curbing, variance for the requirement of exterior lighting for the compound and access drive, and the variance for not having a building for living space with a floor area of 1000 sq. ft. was made by Mr. Ostrander and 2nd by Mr. Daniels.

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

A motion to carry application to February 2, 2017 for the Memorializing Resolution was made by Mr. Daniels and 2nd by Mr. Ostrander.

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

BILLS:

Harold E. Pellow & Assoc.- General	65.00
Harold E. Pellow & Assoc. – Delaney	292.50
Harold E. Pellow & Assoc.- Diamond Comm.	1,137.50
Harold E. Pellow & Assoc. - General	162.50
Harold E. Pellow & Assoc. – Van Ness	292.50
Harold E. Pellow & Assoc. – Diamond Comm.	487.50

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

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

ADJOURNMENT

A motion to adjourn at 10:15 PM was made by Mr. Ostrander and 2nd by Mr. Daniels with all members present in Favor and None Opposed.

Respectfully submitted;

Mary Whitesell
Mary Whitesell, Secretary