

**HAMPTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Minutes of February 4th 2021

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 was called order at 7:00 PM by Chairman Ambrosi who led us in the Flag Salute.

Roll Call: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Goytil, Absent; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Zawacki, Yes; Mr. Bailey, Absent; Mr. Sivulich, Yes; Attorney Brady, Yes and Engineer Simmons, Yes.

STATEMENT: This meeting is being held in compliance with the provisions of P.L. 1975, Clh. 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.

In response to Governor Murphy's Executive Order No. 196 the Hampton Township Zoning Board of Adjustment will hold their monthly meeting via remote technology on February 4th 2021 at 7:00 PM. To attend the meeting use the following link: [https://us02web zoom us/s81750505083](https://us02web.zoom.us/j/81750505083) and use passcode: 199179 or to attend by phone dial: 9290205-6099, use meeting ID: 817 505 5083

MINUTES: Minutes of January 7, 2021

A motion to approve the minutes of January 7, 2021 was made by Randy Walther and 2nd by Dennis Sivulich:

Roll Call: Mr. Ostrander, Abstained; Mr. Daniels, Yes; Mr. Walthers, Yes; Mr. Ambrosi, Yes; Mr. Zawacki, Yes and Mr. Sivulich, Yes.

APPLICATION:

20-02ZB Bill Dianella – Block 3603, Lot 14 & 15 – Site Plan

Present for this application was Attorney Selvaggi, Applicant Bill Dianella, Engineer James Glasson from Civil Engineering. The applicant owns Hampton Auto Body & Hampton RV/Trailer Sales and Service. Mr. Dianella owns the adjacent property which has Trailer Home and a Single Family House. This application will remove the trailer and house and place a retaining wall to the right side of the property. The property will be combined with Lot 13. The applicant is proposing to add a large 3 bay building to be able to repair mobile home vehicles inside, medium size trucks, lift truck vehicles and the such. The proposed expansion will allow for a new septic system for the existing building, parking spaces for the existing building and the ability to rent the 2 existing

apartments which are vacant because of the lack of parking spaces. Mr. Dianella has licenses for all the business which he currently has.

Mr. Simmons report proposes that tax lots 14 & 15 be merged together. The new septic system will be install on that lot to service the existing buildings. A use variance will be needed for 3 uses on one lot. Applicant proposed 525 sq. ft. sales trailer office complete with a skirt around the base, stairs and sign for used car sales. Lighting to be provided for the new area to go down at 10:00 pm with 3 lights on all night for security. The applicant is proposing a Redirock retaining wall to the right of the lot below the existing home. The existing freestanding will remain with a new face. The existing well on Lot 15 will be sealed.

A motion to carry to the March meeting was made Mr. Ostrander and 2nd by Mr. Daniels, Mr. Glasson stated that he can not have this in order for the March meeting. He will have material ready for the April meeting, a motion to grant the request was made Mr. Daniels and 2nd by Mr. Sivulich.

Roll Call: Mr. Ostrander, Yes; Mr. Daniels, Yes; Mr. Walthers, Yes, Mr. Ambrosi, Yes; Mr. Zawacki, Yes; and Mr. Sivulich, Yes.

BILLS:

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|---|---------------|
| Brady & Correale, LLP – General | 120.00 |
| Brady & Correale, LLP – Dianella | 80.00 |

A motion to pay the bills as presented was made by Mr. Sivulich and 2nd by Mr. Walthers With all members present in Favor and None Opposed.

ADJOURNMENT

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

Respectfully submitted;

Mary Whitesell
Secretary