

WEST AMWELL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
March 25, 2014

The West Amwell Township Zoning Board of Adjustment regular meeting was called to order at 7:31PM by Chairman Fulper.

The following statement of compliance with the Open Public Meetings Law as listed on the meeting agenda was summarized by Chairman Fulper: This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting was included in a list of meetings transmitted to the Hunterdon County Democrat and Trenton Times on February 6, 2014. Notice has been posted accordingly and a copy of this notice is available to the public and is on file in the Zoning Board of Adjustment Office. The meeting was recorded via digital recording system and a copy of the CD is on file in the Zoning Board of Adjustment Office.

Chairman Fulper led the Pledge of Allegiance to the American Flag.

APPOINTMENTS/OATH OF OFFICE:

Board Attorney Palilonis administered oath of office to the following Board member(s):

Kevin Koveloski (Alt. #1) - (2 yr. term through 12/31/15)

ATTENDANCE/ROLL CALL:

Roll call on attendance: John Cronce-present, Joe Romano-present, Ruth Hall-present, John Ashton-present, Rob Borden-present, Kevin Koveloski (ALT. #1)-present, Frank Sabatino (ALT. #2)-present, Robert Fulper-present.

Absent: Brian Fitting

John Ashton arrived at 7:36 pm

Professionals Present: Stewart Palilonis, Board Attorney

PRESENTATION OF MINUTES:

Regular Meeting Minutes – February 25, 2014 – Motion was made by Cronce with a second by Ashton to accept the minutes with minor change as discussed. Roll call: Cronce-aye, Romano-aye, Hall-aye, Ashton-aye, Borden-abstain, Koveloski (ALT. #1)-abstain, Fulper-aye.

RESOLUTION(S) OF APPROVAL:

Quick Chek Corporation – Block 11 Lot 28 – 45 Highway - Sign Variance Request-LED

Motion was made by Hall with a second by Romano to accept the resolution with minor change as discussed. Roll call: Cronce-aye, Romano-aye, Hall-aye, Ashton-aye, Fulper-aye

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APPLICATION(S):

Completeness/Public Hearing: James and Jean Vernor – Block 23 Lot 1 – 16 Mill Rd.

Bulk variances request for pergola, pool pump house, bridge, porch. (7:48 PM)

Application, checklist, and plan titled “*Variance & Plot Plan, Brookmill Farm*” comprised of one sheet and prepared by Hopewell Valley Engineering, PC dated February 10, 2014, “*Topographic Survey, Brookmill Farm*” comprised of one sheet and prepared by Hopewell Valley Engineering, PC dated February 10, 2014, were received and distributed.

Additionally submitted and distributed material included: “*Property Survey*”, autocad file of Templin Engineering Associates, dated January 21, 2003, unsigned “*Field*” drawings prepared by Templin Engineering Associates, dated in or about January 2003, “*Sketch*” of pre-renovated main house, provided by Tax Assessor David Gill, “*Sketch*” of post-renovated main house, provided by Tax Assessor David Gill, “*Photo*” of pre-renovated main house, provided by homeowner, James Vernor. “*Additions to Property*”, comprised of 8 sheets and prepared by Alfred R. Trevino Architect, dated March 10, 2014,

Chairman Fulper related that the applicant would not be appearing tonight due to the March 20, 2014 Review and requirements set forth by Engineer Decker, stating that a d2 variance is required. Henry Chou, attorney for the applicant indicated they require additional time to prepare.

Chairman Fulper stated that the applicant noticed for a bulk variance and may possibly require re-noticing for a use variance. Attorney Palilonis will review the notice once received.

Chairman Fulper notified the public that the Vernor application will not be heard this evening and may be heard in the future.

CORRESPONDENCE:

The following items were distributed as correspondence:

Forwarded email from Clerk Olsen re: **Stormwater Review Training by ANJEC and Rutgers**

Planner Jan/Feb 2014

Approval of Bill List 3/25/14:

A motion by Ashton, seconded by Borden to approve the Bill List for payment was unanimously approved by voice vote.

DISCUSSION:

Resolution 2014-07 – 2013 ZBA Annual Report – Resolution/Annual Report of 2013 containing cases heard by the Board for 2013 was presented by Secretary Hall. The ZBA is required to file the report annually with the Township Committee and Planning Board. Motion was made by Koveloski (ALT. #1) with a second by Ashton to approve the resolution as presented. Roll call: Cronce-aye, Romano-aye, Hall-aye, Ashton-aye, Borden-aye, Koveloski (ALT. #1)-aye, Fulper-aye.

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DISCUSSION: cont'

Vice Chairman Cronce inquired about the status of the **laptop for the secretary**. Secretary Hall reported that she submitted the revised budget and purchase requisition to CFO Carro. Upon follow up she was told that the budget and purchase requisition had not yet been approved. CFO Carro also informed her that the budget review/approval process could take another couple of months. Secretary Hall related her frustration with the delay in acquiring approval for the laptop and also conveyed obstacles incurred while using her personal laptop for completing zoning board work.

Vice Chairman Cronce reported that the attorney for **Quick Chek** has submitted a letter to be on the township committee agenda regarding **LED lights and the sign ordinance**.

OPEN TO PUBLIC:

The floor was opened to the public. Hearing no comments/questions, the floor was closed. (8:00PM)

ADJOURNMENT:

A motion by Romano, seconded by Borden to adjourn was unanimously approved by voice vote (8:01PM)

Respectfully submitted,

Ruth J. Hall