

WEST AMWELL TOWNSHIP
ZONING BOARD OF ADJUSTMENT REORGANIZATION MEETING
January 28, 2020 Minutes – 7:30 PM

The West Amwell Township Zoning Board of Adjustment reorganization meeting was called to order at 7:30 PM by Rob Fulper.

The following statement of compliance with the Open Public Meetings Act as listed on the meeting agenda was read into the record by Rob Fulper: This meeting was called pursuant to the provisions of the Open Public Meetings Act. This meeting was included in a list of meetings transmitted to the Hunterdon County Democrat and the Times of Trenton on December 12, 2019. Notice has been posted on the bulletin board at Town Hall and has remained continuously posted as to required notices under the Statute. A copy of this notice is available to the public and is on file in the Office of the Zoning Board of Adjustment and Township Clerk.

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

Oaths of Office

Board Secretary/Notary Public Maria Andrews administered the Oaths of Office to Mr. Romano and Mr. Rassweiler.

Attendance – Roll Call

Present: John Ashton
John Cronce
George Fisher
Marvin Hartpence
Joe Romano
Rob Fulper
Michael Rassweiler – Alt. #1
Mark Bowles – Alt. #2
Planner Joanna Slagle

Excused: Brian Fitting

Nominations/Appointments

Mr. Fulper asked if any other Board Members were interested in being Chairman this year. Mr. Cronce made a motion to nominate George Fisher who thanked him but respectfully declined the position. The motion was not seconded.

A motion was then made by Mr. Cronce and seconded by Mr. Romano to nominate Rob Fulper as the Board's Chairman. Hearing no other nominations, a motion was made by Mr. Ashton and seconded by Mr. Fisher to close the nominations. The motion was unanimously approved by voice vote. Chairman Fulper thanked the Board.

West Amwell Township Zoning Board Minutes – 1/28/20

Chairman Fulper asked for nominations for the Board's Vice Chairman. A motion was made by Mr. Cronce and seconded by Mr. Romano to nominate John Ashton as the Board's Vice Chairman. Hearing no other nominations, the motion was unanimously approved by voice vote. The Board congratulated Mr. Ashton.

A motion was made by Mr. Cronce and seconded by Mr. Fisher to appoint Maria Andrews as the Zoning Board Secretary. The motion was unanimously approved by voice vote.

A motion was made by Mr. Cronce and seconded by Mr. Fisher to appoint Linda Jacukowicz as the Zoning Board Deputy Secretary. The motion was unanimously approved by voice vote.

Special Presentation: Proclamation – Stewart Palilonis, Esq.

Chairman Fulper read the following Proclamation for Attorney Palilonis into the record:

PROCLAMATION

WHEREAS, Stewart Palilonis has dutifully served as the Zoning Board of Adjustment's Legal Counsel for over 35 years; and

WHEREAS, Mr. Palilonis has faithfully and conscientiously represented the Zoning Board and has advised and guided its members on all applications for over 35 years; and

WHEREAS, Mr. Palilonis has served in this position with distinction for over 3 decades demonstrating the integrity that is critical to government service; and

WHEREAS, Mr. Palilonis's knowledge of the Land Use Development Regulations as the Zoning Board Attorney has permitted the Township to maintain important quality of life issues, that are an integral part of our community; and

WHEREAS, Mr. Palilonis has received recognition for his role as a leader throughout his career and has left a lasting mark on our municipality; and

NOW THEREFORE, be it resolved by this Proclamation that the Zoning Board of Adjustment wishes to express great appreciation to Stewart Palilonis for over 35 years of meritorious service, loyalty and dedication to the Board and to all of its applicants.

NOW THEREFORE, be it further resolved by this Proclamation that I, Robert J. Fulper, Jr., Chairman of the Zoning Board of Adjustment, on behalf of its Members and the residents of West Amwell, extend to Stewart Palilonis continued success in his private practice of law, and do hereby honor and commend him for his many years of outstanding service to the Board.

NOW THEREFORE, be it finally resolved that on January 28th, this Proclamation be committed to the official Zoning Board of Adjustment minutes in appreciation and acknowledgement of Stewart Palilonis’s exemplary service.

Robert J. Fulper, II., Chairman
Zoning Board of Adjustment

Resolutions of Approval

A motion by Mr. Fisher, seconded by Mr. Romano to approve Resolution ZBA#2020-01: Consent Agenda was unanimously approved by voice vote.

It was noted for the record that Planner Joanna Slagle was in attendance this evening. Chairman Fulper explained that Planner Jim Kyle had indicated he has a conflict with the Board’s meeting night because he recently took on another larger Township that meets the same night. Chairman Fulper remarked that Planner Kyle had suggested the possibility of changing the Board’s meeting night but ultimately decided it was best to not seek reappointment this year.

Chairman Fulper explained that Planner Slagle is the Planning Board’s Planner and has worked extensively with Cathy Urbanski and the Open Space Committee updating the Township’s maps. Planner Slagle’s office is in Flemington and she is quite familiar with West Amwell’s Master Plan and zoning regulations.

Planner Slagle provided her credentials and highlighted her years of service with surrounding municipalities noting she has provided professional Planning Services to several Boards in Hunterdon, Mercer, Somerset and Warren counties.

A motion by Mr. Fisher, seconded by Mr. Hartpence to approve the following motions was unanimously approved by voice vote:

- ZBA#2020-02: Meeting Schedule
- ZBA#2020-03: Designation of Official Newspaper
- ZBA#2020-04: Appointment of Board Attorney
- ZBA#2020-05: Appointment of Board Engineer
- ZBA#2020-06: Appointment of Board Planner

The Board welcomed Planner Slagle and thanked her for attending tonight’s meeting.

Presentation of Minutes – 11/26/19 – Special Meeting

A motion by Mr. Fisher, seconded by Mr. Ashton to approve the Board’s 11/26/19 Special Meeting minutes with no revisions noted was approved by voice vote with Mr. Romano abstaining.

Presentation of Minutes – 11/26/19 – Regular Session

A motion by Mr. Fisher, seconded by Mr. Hartpence to approve the Board’s 11/26/19 Regular Session minutes as revised was approved by voice vote with Mr. Cronce abstaining.

Resolutions of Approval

It was noted for the record that the Wright Resolution will be listed on the Board’s 2/25/20 agenda for approval because the Board Attorney and Applicant’s Attorney are adding some additional details regarding the existing structures on the property.

Applications: Completeness/Public Hearing

Completeness: Affordable Self Storage, Inc. – 1337 Route 179 – Block 5 Lot 8 – Preliminary & Final Major Site Plan Approval for the Expansion of the Storage Facility

It was noted for the record that the application has been deemed incomplete but since the applicant’s Attorney had provided public notice prior to the completeness determination, he has requested the Board take jurisdiction and carry the application to the 2/25/20 meeting.

A motion by Mr. Ashton, seconded by Mr. Fisher to carry the Affordable Self Storage application to the Board’s 2/25/20 meeting with no further public notice required, was unanimously approved by voice vote.

Approval of Bill List

A motion by Mr. Romano, seconded by Mr. Fisher to approve the vouchers for payment as listed on the Board’s 1/28/20 bill list was unanimously approved by voice vote.

Comments from the Board Members

It was noted for the record that no comments were made by any of the Board Members.

Open to the Public

It was noted for the record that no members of the public were present at the meeting at this time.

Adjournment

A motion by Mr. Ashton, seconded by Mr. Fisher to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 8:00 PM.

Maria Andrews, Zoning Board Secretary