

**WEST AMWELL TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING**

**7:30pm**

**April 24, 2018**

The West Amwell Township Zoning Board of Adjustment regular meeting was called to order at 7:33 PM 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 transmitted to the Hunterdon County Democrat and Trenton Times on February 1, 2018. 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.

**ATTENDANCE/ROLL CALL:**

Roll call on attendance: John Cronce-present, Frank Sabatino-present, John Ashton-present, Marvin Hartpence (alt. #1) - present, Michael Rassweiler (alt. #2)-present, Robert Fulper-present

Absent: George Fisher, Brian Fitting, and Joe Romano were absent.

Professionals Present: Stewart Palilonis, Board Attorney

**PRESENTATION OF MINUTES:**

**Executive Session Meeting Minutes February 27, 2018-** A motion was made by Mr. Cronce, seconded by Mr. Hartpence.

Roll call vote: Cronce-aye, Sabatino-aye, Ashton-abstain, Hartpence-aye, Rassweiler-aye, Fulper-aye

**Regular Meeting Minutes March 27, 2018-** Mr. Ashton made a motion, seconded by Mr. Cronce to approve the March 27, 2018 regular meeting minutes with the following edits:

Page 2:

1st paragraph: Add vote for completeness.

5<sup>th</sup> paragraph, 2<sup>nd</sup> line: replace 3/31/18 with 3/13/18

6<sup>th</sup> paragraph, 2<sup>nd</sup> line: replace "fire house" with "emergency services center"

7<sup>th</sup> paragraph, 2<sup>nd</sup> line: add "one" to read "below one footcandle"

Page 3:

9<sup>th</sup> paragraph, 2<sup>nd</sup> line: change "They" to "There"

15<sup>th</sup> paragraph, 3<sup>rd</sup> line: change "square feet" to "percent"

Page 4:

8<sup>th</sup> paragraph: add "of the engineer's testimony only".

Page 5:

4<sup>th</sup> paragraph from bottom: change "about" to "above"

Roll call vote: Cronce-aye, Sabatino-aye, Ashton-aye, Hartpence-aye, Rassweiler-aye, Fulper-aye

**RESOLUTION(S) OF APPROVAL:**

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There were no resolutions for approval.

**APPLICATION(S):**

1. Public Hearing: - Columbia Fire House, No. 4 – block 39 Lot 4.01, 59 Jackson Street – site plan – continued from 3/27/18 meeting (7:50pm)

In addition to the documents presented at the January and March meetings Board members received the following previous to the meeting:

Four sheets of drawings of site dated 4/13/18

Attorney Palilonis said the applicant and his professional are still under oath.

Engineer Max Peters from T&M Associates explained that he testified at the previous meeting and will address the site plan with regard to the building tonight. A new set of engineer drawings has been submitted and was displayed on the easel. This new set of plans was entered into the record as Exhibit C4 titled “Site Layout and Grading Plan” dated 4/13/18.

Engineer Peters explained that changes to the lighting were made; there will be light above each garage door and light above each building door including a second light in the parking lot above the egress door.

There will be no windows or doors in the rear of the building.

There was a hedgerow proposed in the rear, a landscape architect will design a mix of foliage to replace the hard hedge row. It will be a ten foot wide type buffer and include red maples, sugar maples, hydrangeas, holly, laurels, and other foliage.

Engineer Peters provided Board members with architectural drawings of the building, this was entered into the record as Exhibit C5 as follows:

1<sup>st</sup> page: 3D rendering of building

2<sup>nd</sup> page: side and rear elevations with the corrected dimensions

3<sup>rd</sup> page: vertical seam vinyl siding

4<sup>th</sup> page: proposed “Autumn Red” barn door color

5<sup>th</sup> page: exterior windows

6<sup>th</sup> page: barn style garage doors

7<sup>th</sup> page: picture of roof shingles

Samples of the roof shingles and siding was also provided. It was noted the windows will not have shutters. The garage doors will roll up.

Comments were exchanged about concerns of unauthorized parking in the lot. It was noted that there was testimony that only members of the fire department will use the lot as it is private parking lot, it will be strictly used for the facility. There will be six parking spots including one handicap spot. The spots are 18 feet long and 9 feet wide.

Comments were exchanged about the trucks currently on the property, Mr. Tillet said they will be moved to his property.

Mr. Tillet was advised that he will need to request a letter from the Fire Chief stating that the underground water tank requirement can be waived. This will be a condition of approval.

It was noted that the lighting is still under one footcandle, a waiver will be needed for this. The light at the door will be on a photocell, the rest of the lights will be on switches.

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A waiver will be needed for the two driveways.

Engineer Peters explained that the septic is designed to handle the restrooms from the building and thirty gallons of effluent from the truck.

Chairman Fulper said two variances will be needed for the water tank and the lot coverage noting it is a preexisting small lot.

Design waivers needed include the parking lot not being paved (with the exception of the handicap space that will be paved to the door), use of curb stops, lack of turn around on the property, and the ten foot buffer instead of twenty-five.

Engineer Peters said he provided Engineer Decker with the landscape plan.

Mr. Tillet said the septic system has been designed and needs to be sent to the State.

Chairman Fulper opened the meeting to the public to ask questions of the testimony the Board just heard.

There were no comments from any public.

Chairman Fulper commented that all testimony has been heard and opened the meeting to the public for comments.

Seeing no public come forward Chairman Fulper closed the meeting to the public.

Chairman Fulper invited Attorney Frins to make closing comments.

Attorney Frins thank the Board. He commented on the building not being obtrusive and being a basic garage and not a commercial building. There will be no foot traffic and it is for the public good. He is requesting the Board approve the site plan as submitted.

Mr. Ashton made a motion to approve the site plan application with the following waivers and conditions:

Conditions:

Board of Health approval of water and septic

Variance:

Lot coverage of 36.5%

Approval by Fire Chief of design that does not have the underground water tank

Waivers:

Footcandle requirement

Allowing for two driveways

Allowing for the parking lot to be gravel with curb stops (the handicap parking space will be paved)

Ten foot buffer rather than twenty-five

No turnaround on the site

(8:18PM)

Mr. Hartpence seconded the motion.

Roll call vote: Cronce-aye, Sabatino-aye, Ashton-aye, Hartpence-aye, Rassweiler-aye, Fulper-aye

**Correspondence:**

There were no comments on any correspondence.

**Approval of Bill List 4/24/18:**

The bill list was presented for approval. All were in favor by voice vote.

**DISCUSSION:**

There were no items for discussion.

**OPEN TO PUBLIC:**

There were no comments from any public.

**ADJOURNMENT:**

A motion to adjourn was made by Mr. Cronic, seconded by Mr. Ashton. All members voted in favor of adjournment at 8:31PM.

Respectfully submitted,

Christine A. Rosikiewicz