

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

The West Amwell Township Zoning Board of Adjustment meeting was called to order at 7:30 PM by Chairman 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 Chairman 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 2/13/20. 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.

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

Attendance – Roll Call

Present: John Ashton
George Fisher
Rob Fulper
Marvin Hartpence
Michael Rassweiler – Alt. #1
Mark Bowles – Alt. #2
Attorney Kevin Van Hise

Excused: John Cronce
Brian Fitting
Joe Romano

Presentation of Minutes

A motion by Marvin Hartpence, seconded by Mark Bowles to approve the Board's 5/26/20 minutes with no revisions noted was approved by roll call vote with Chairman Fulper abstaining.

Ashton: Yes, Fisher: Yes, Hartpence: Yes, Rassweiler: Yes, Bowles: Yes

Resolutions of Approval

It was noted for the record that there were no resolutions listed on the agenda for approval.

Applications: Completeness/Public Hearing

Dennis Arcamone – 733 Brunswick Pike – Block 28 Lot 9: Rear yard Setback and Height Variance Approval to Construct a 40' x 40' Pole Barn

Present for the application were property owners Dennis and Linda Arcamone.

Attorney Van Hise noted that public notice had been provided in accordance with the Municipal Land Use Law (MLUL) requirements and indicated the Board could take jurisdiction over the application.

A motion by George Fisher, seconded by Marvin Hartpence to deem the application complete was unanimously approved by voice vote.

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Mr. Arcamone came forward and was sworn in. He explained he is seeking approval to construct a 40' x 40' pole barn in the rear portion of his property for personal use in restoring vehicles as well as for providing additional storage space for equipment.

The subject site is approximately 2.5 acres with an existing dwelling, a secondary building with an apartment and 3 sheds of various sizes. It is primarily wooded with the closest neighbors being approximately 200 yards away. Mr. Arcamone indicated there are fields and natural buffers to provide screening from the proposed new pole barn.

Mr. Arcamone explained he requires the following variance relief:

Rear yard setback of 50 feet where 100 feet is required

Mr. Arcamone noted that this is the best location on the property for the proposed new pole barn because it is a flat, cleared area free of large boulders and won't encroach on the septic system area.

Building height of 20 feet where 15 feet is permitted

Mr. Arcamone noted that he needs the 20 ft. height in order to have a lift in the garage which is necessary for working on, and restoring vehicles.

There was some discussion on the maximum accessory building size with Attorney Van Hise clarifying that Section 109-117:D of the code limits accessory buildings, with the exception of garages storing vehicles, to a maximum of 1200 sq. ft. and Section 109-117:E states that private garages can be constructed with a maximum of 4 parking spaces. It was noted for the record that the Board confirmed receipt of the review memos from the Planner and Engineer and acknowledged that the proposed pole barn will be a 1600 sq. ft. mixed use building which does not fit the expressed conditions outlined in either section of the Township Code. Therefore, the Board determined the maximum accessory building size variance is not needed.

Mr. Arcamone commented that the proposed pole barn will not have any plumbing but will have electric. He indicated one light will be installed over the pedestrian access door and will comply with the Township's lighting code.

The proposed pole barn will be constructed of steel wall panels and a metal roof with 3 garage doors and a pedestrian access door. The finish and trim will match the existing structures on the property.

Mr. Arcamone confirmed that the pole barn will be strictly for his own personal use. He stated it is not for any commercial repairs and noted he does not intend to operate any type of business out of the structure.

Chairman Fulper noted for the record that no members of the public were present at the meeting.

A motion by Mark Bowles, seconded by Marvin Hartpence to grant the 50 ft. rear setback and 20 ft. height variances was unanimously approved by roll call vote.

Ashton: Yes, Fisher: Yes, Hartpence: Yes, Rassweiler: Yes, Bowles: Yes, Fulper: Yes

Attorney Van Hise explained to Mr. Arcamone that the resolution will be listed on the Board's August meeting agenda for memorialization. He stated that any objector has 45 days from the date of publication of the memorialization to notify the Board of their objections. Attorney Van Hise commented that Mr. Arcamone can pull building permits during that time but would be proceeding at his own risk.

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Approval of Vouchers

A motion by George Fisher, seconded by Marvin Hartpence to approve the vouchers for payment as listed on the Board's 7/28/20 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.

Adjournment

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

The meeting adjourned at 7:55 PM.

Maria Andrews, Zoning Board Secretary