

**WEST AMWELL TOWNSHIP
ZONING BOARD OF ADJUSTMENT
SPECIAL REORG/BUSINESS MEETING**

7:00pm

January 5, 2017

The West Amwell Township Zoning Board of Adjustment regular meeting was called to order at 7:08 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 December 18, 2016. 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 members:

Robert Fulper II - (4 yr. term through 12/31/20)

Brian Fitting - (4 yr. term through 12/31/20)

George Fisher (alt.#2) - (2 yr. term through 12/31/18)

ATTENDANCE/ROLL CALL:

Roll call on attendance: John Cronicce-present, Brian Fitting-present, Joe Romano-present, Ruth Hall-present, John Ashton-present, Kevin Koveloski-present, Frank Sabatino (alt.#1)-present, George Fisher (alt.#2)-present, Robert Fulper-present

Absent:

Professionals Present: Stewart Palilonis, Board Attorney; Rob Martucci, Board Engineer;
Jim Kyle, Board Planner

NOMINATIONS/APPOINTMENTS:

Chairperson - Chairman Fulper opened the floor for nominations for the position of Chairperson.

Nomination was cast by Cronicce for the appointment of Rob Fulper. Motion was seconded by Romano.

Hearing no other nominations, motion to close the floor for nominations was cast by Cronicce with a second by Koveloski. Roll call: Cronicce-aye, Fitting-aye, Romano-aye, Hall-aye, Ashton-aye, Koveloski-aye, Fulper-abstain. Motion carried. Robert Fulper II appointed as Chairperson for 2017.

Vice Chairperson – Chairman Fulper opened the floor for nominations for the position of Vice Chairperson. Nomination was cast by Hall for the appointment of John Cronicce. Motion was seconded by Fisher (alt.#2). Hearing no other nominations, motion to close the floor for nominations was cast by Ashton with a second by Koveloski. Roll call: Cronicce-abstain, Fitting-aye, Romano-aye, Hall-aye, Ashton-aye, Koveloski-aye, Fulper-aye. Motion carried. John Cronicce appointed as Vice Chairperson for 2017.

Secretary - Motion was made by Cronic with a second by Fitting for the appointment of Ruth Hall as Board Secretary. Motion to close the floor for nominations was cast by Cronic with a second by Koveloski. Roll call: Cronic-aye, Fitting-aye, Romano-aye, Hall-abstain, Ashton-aye, Koveloski-aye, Fulper-aye. Motion carried. Ruth Hall appointed as Board Secretary for 2017.

Deputy Secretary - Motion was made by Cronic with a second by Hall for the appointment of Maria Andrews as Deputy Board Secretary. Motion to close the floor for nominations was cast by Koveloski with a second by Ashton. Roll call: Cronic-aye, Fitting-aye, Romano-aye, Hall-aye, Ashton-aye, Koveloski-aye, Fulper-aye. Motion carried. Maria Andrews appointed as Deputy Board Secretary for 2017

REORGANIZATION RESOLUTIONS:

ZBA2017-01 – Consent Agenda

ZBA2017-02 – Meeting Schedule

ZBA2017-03 – Designation of Official Newspaper

ZBA2017-04 – Appointment of Board Attorney

ZBA2017-05 – Appointment of Board Engineer

ZBA2017-06 – Appointment of Board Planner

Motion was made by Cronic with a second by Ashton for the adoption of resolutions 2017-01, thru 2017-06 and execution of professional services agreements by way of formal adoption of consent agenda 2017-01. Roll call: Cronic-aye, Fitting-aye, Romano-aye, Hall-aye, Ashton-aye, Koveloski-aye, Fulper-aye. Motion carried.

RESOLUTION(S) OF APPROVAL:

Joseph & Denise D’Agostino - Block 8 Lot 52.02 – 1410 Hwy 179

Motion was made by Romano with a second by Koveloski to accept the resolution as presented. Roll call: Cronic-aye, Fitting-aye, Hall-aye, Ashton-aye, Koveloski-aye, Fisher (alt.#2)-aye, Fulper-aye (7:20 PM)

Chairman Fulper related that there would be a change in the order of agenda, stating that we would continue with Board business while waiting for the Vernor/Lubchansky application to begin at 7:30pm.

Approval of Bill List 1/5/17:

Secretary Hall advised of a revision to the Bill List, adding an invoice from VanCleeef for The Generals Retreat, increasing the total to \$2783.76. Motion was made by Ashton with a second by Koveloski for the approval of the Bill List contingent upon certification of funds. Motion carried on voice vote - all ayes.

Chairman Fulper related that there would be a 10 minute recess at this time. (7:23 PM)

APPLICATION(S):

Continued Public Hearing: – Vernor/Lubchansky (A-Z Venue Management, LLC) – Block 11 Lot 28 – 16 Mill Road – Conditional Use variance (7:36 PM)

See attached transcript dated January 5, 2017, prepared by Donna Brunck, Certified Court Reporter, Guy J. Renzi & Associates, INC. Trenton NJ - present on behalf of the applicant A-Z Venue Management LLC

Motion made by Fitting with a second by Fisher (alt.#2) for interpretation that property does not meet definition of the applied for assembly use. Roll call: Cronce-aye, Fitting-aye, Romano-aye, Hall-aye, Sabatino (alt.#1)-aye, Fisher (alt.#2)-aye, Fulper-aye. Motion carried (11:32 PM)

Motion made by Fisher (alt.#2) with a second by Cronce to deny the D-3 variance due to physical constraints of the property. The property will not support parking, sanitary facilities, nor banquet facilities. Both buildable area and the stream corridor, the C-1 stream corridor, prohibit additional building. Roll call: Cronce-aye, Fitting-aye, Romano-aye, Hall-aye, Sabatino (alt.#1)-aye, Fisher (alt.#2)-aye, Fulper-aye. Motion carried. (11:44 PM)

DISCUSSION:

Secretary Hall advised that Mr. Anderson from Chimney Hill Bed & Breakfast on Goat Hill Road may be coming in to discuss his situation with us. Stating that he has been corresponding periodically by email with her since June regarding a violation received from Zoning Officer Rose. Secretary Hall stated that she has repeatedly provided the necessary instruction to file a complete application to appear before us. To date, Mr. Anderson has not followed the instructions for filing an application for appeal or variance request.

OPEN TO PUBLIC:

The floor was opened to the public. Hearing no comments/questions, the floor was closed. (11:52 PM)

ADJOURNMENT:

All members voted in favor of adjournment at 11:53 PM

Respectfully submitted,

Ruth J. Hall