

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

April 25, 2017

The West Amwell Township Zoning Board of Adjustment regular meeting was called to order at 7:34PM by Chairman Fulper.

Chairman Fulper read the Open Public Meetings Statement as follows: This meeting is called pursuant to the provisions of the Open Public Meetings Law. Notice of this meeting was transmitted to the Hunterdon County Democrat and Trenton Times on January 9, 2017. 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.

A portion of the meeting was recorded via digital recording system beginning at 7:51pm 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:

Zoning Board of Adjustment Secretary

Mr. Cronce made a motion to accept Ruth Hall's resignation due to health reasons and appoint Christine Rosikiewicz as full time secretary until Ruth Hall decides differently. Mr. Fisher seconded the motion. Roll call: Cronce-aye, Fitting-aye, Romano-aye, Fisher (alt#2) -Aye, Fulper-Aye.

ATTENDANCE:

Present: Cronce, Fitting, Romano, Fisher, Fulper. Absent: Hall, Ashton, Koveloski, Sabatino. Attorney Palilonis was also present.

PRESENTATION OF MINUTES:

Positive comments were made about the minutes. Comments were made about the level of detail. The Board members commented on whether or not to record the meetings as going forward the Mayor has requested only hearings be recorded. This item will be put on the agenda for next month. Until this point in the meeting there was no recording, the recorder was turned on at 7:51pm.

Meeting Minutes – March 28, 2017 - Motion was made by Mr. Fisher (alt#2) with a second by Mr. Cronce to carry the minutes to the April meeting for approval.

Roll call: Cronce-aye, Fitting – aye, Romano-Aye, Ashton-aye, Fisher (alt #2)-aye, Fulper-aye

RESOLUTION(S) OF APPROVAL:

Barnyard Ventures Block 14 Lot 28 - 530 Route 31- Ringoes- Carried

APPLICATION(S):

Public Hearing: -Vernor Block 11 Lot 28 — Request for Extension of Variance Approval (Resolution 2014-09) (7:53PM)

Henry Chou and Bill Wollak approached the Board on behalf of the Vernors. They came to the Board six months ago seeking a waiver of the extension of the variance that was previously granted by the Board.

Per the variance a DEP permit was to be obtained. This was not obtained initially due to DEP staff changes. DEP adopted revised rules in August and revised plans were submitted at that time. The DEP responded this month and will render a decision by May 17th, the variance expires on May 23rd. The applicant still needs to obtain soil erosion and sediment plan certification from Hunterdon County Soil Conservation District.

The Board discussed this extension request. There have been two extensions, the application was approved in September of 2014. Mr. Fulper asked the applicant if another six months is adequate. Mr. Wollak believes so and commented that DEP may ask for an extension.

Mr. Fitting made a motion to grant a six month extension. Mr. Fisher seconded the motion. Roll call: Cronic-aye, Fitting – aye, Romano-Aye, Ashton-aye, Fisher (alt #2)-aye, Fulper-aye

CORRESPONDENCE:

Clerk Olson - Financial Disclosure Time: Secretary Roskiewicz reminded the Board that Financial Disclosure forms are due.

APPROVAL OF BILL LIST 3/25/17:

Chairman Fulper presented the revised bill list with a total of \$6006.75.

Motion was made by Chairman Fulper with a second by Mr. Fisher for the approval of the Bill List contingent upon certification of funds. Motion carried on voice vote - all ayes.

DISCUSSION:

E-mail from Joe Romano – Generals Retreat Aftermath: He composed this e-mail so the Board can be more in control of off track improvement costs if they occur. He spoke of the benefit of the Board knowing early if there will be off track improvements and possibly being involved in procurement to control costs. He suggests the application indicate if off track improvement costs are required.

Attorney Palilonis said he will read the e-mail and comment from a legal prospective. The application can be changed to ask if off track improvements are anticipated but it would not be binding. It was noted that it would be nice to know [off track improvements] up front and that they can't be avoided to a certain extent. Attorney Palilonis said that this is the first time it has ever come up since he has been the Board's attorney.

Further discussion ensued. Secretary Rosikiewicz will forward this e-mail to the Board Planner and Engineer. This item will be carried to the April meeting.

OPEN TO PUBLIC:

The floor was opened to the public.

Hearing no additional comments/questions, the floor was closed.

ADJOURNMENT:

A motion was made by Mr. Cronic to adjourn the meeting, seconded by Chairman Fulper. All members voted in favor of adjournment at 8:29 PM.

Respectfully submitted,
Christine A. Rosikiewicz

Zoning Board of Adjustment Secretary