

**WEST AMWELL TOWNSHIP
ZONING BOARD OF ADJUSTMENT MEETING
April 25, 2023 Minutes – 7:30 PM**

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

The following statement of compliance with the Open Public Meetings Act as listed on the meeting agenda was read into the record by Chairman Ashton: 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 February 9, 2023. Notice has been posted accordingly and 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 Ashton led the Pledge of Allegiance to the American Flag.

Attendance – Roll Call

Present: John Ashton
Mark Bowles
Rob Fulper – *arrived at 7:36*
Marvin “Tuck” Hartpence
Joe Romano
Scott Greenwood – Alt. #1

Excused: Brian Fitting
David Pasquale
Jennifer Batchellor – Alt. #2

Presentation of Minutes – 2/28/23 and 3/28/23

Mr. Romano commented that the bottom of page 4 of the 2/28/23 minutes does not reflect that the letter from Engineers Decker and Burr was to accompany the application to NJDOT in regard to the Quarry House application. Mr. Romano stressed the importance of this letter, noting a lot of his decision to approve the hotel/restaurant project was based on that letter being part of the documentation sent to NJDOT for their review of safety concerns raised by the Board regarding a potential crosswalk on Route 29 .

Attorney Van Hise explained the Board’s jurisdiction is solely with the Board and it cannot compel the Township to do anything. He suggested the Board request its Engineer, Tom Decker, reach out to Township Engineer Burr for input on the letter to NJDOT. He also clarified that the safety of the subject intersection on Route 29 is completely at the discretion of NJDOT. Attorney Van Hise noted the condition in the Resolution of approval stated the applicant must make NJDOT aware of the concerns the Board stated during testimony.

It was noted for the record that the Board requested Engineer Decker write a letter to NJDOT expressing all of the safety concerns on behalf of the Board and include a copy of the approved Resolution for their reference.

A motion was made by Mr. Bowles and seconded by Mr. Hartpence to approve the Board’s 2/28/23 minutes as revised. The motion was unanimously approved by voice vote.

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A motion was made by Mr. Fulper and seconded by Mr. Bowles to approve the Board's 3/28/23 minutes with no revisions noted. The motion was approved by voice vote with Mr. Hartpence and Mr. Romano abstaining.

Resolutions of Approval

Resolution #2023-08: Variance and Site Plan Approval for the 1872 River Road, LLC/Quarry House Project: A 10 Suite Hotel and 17 Seat Restaurant with Associated Improvements on Block 26 Lot 17 – 1872 River Road

A motion was made by Mr. Fulper and seconded by Mr. Romano to approve Resolution #2023-08 as revised. The motion was approved by roll call vote.

Ashton: Yes, Bowles: Yes, Fulper: Yes, Hartpence: Yes, Romano: Yes

Applications

It was noted for the record that there were no applications listed on the agenda for action.

Approval of Vouchers

A motion was made by Mr. Fulper and seconded by Mr. Bowles to approve the vouchers for payment as listed on the agenda. The motion 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 there were no members of the public present at the meeting.

Adjournment

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

The meeting adjourned at 8:23 PM.

Maria Andrews, Zoning Board Secretary