

**EAST AMWELL
ZONING BOARD OF ADJUSTMENT - MINUTES
Municipal Building – 7:30 PM
June 7, 2010**

Call to order and compliance with the Open Public Meetings Act

The regular meeting of the Board of Adjustment was called to order at 7:30 PM on June 7, 2010 in the Main Meeting Room of the Municipal Building, 1070 Route 202/31, Ringoes, NJ by Administrative Officer Andrews.

In compliance with the Open Public Meetings Act, Ms. Andrews announced this was a regularly scheduled meeting pursuant to the Annual Meeting Notice as published in the January 21, 2010 issue of the Hunterdon County Democrat, filed in the Township Clerk's Office, and posted on the Bulletin Board on June 1, 2010. It was noted that this meeting was specially noticed due to the conflict with elections on the Board's regularly scheduled Tuesday, June 8, 2010 meeting night.

Roll Call and Agenda Review

Present: Nancy Cunningham – Chair
Gloria Frederick
Paul Gavzy
Sue Posselt
Kendra Schroeder
Anne Williams – Alt. #2
Attorney Waterbury

Absent: Sherrie Binder
Gael Gardner
Diana Garrett – Alt. #1

Presentation of Minutes

A motion by Paul Gavzy, seconded by Gloria Frederick to approve the minutes from 5/11/10 was approved with no revisions noted.

Presentation of Bills for Payment

A motion by Sue Posselt, seconded by Gloria Frederick to pay the vouchers as listed on the agenda was unanimously approved.

Correspondence

It was noted that the correspondence will be dealt with as it comes up over the course of the meeting.

Applications to be Deemed Complete or Incomplete

There were no applications listed on the agenda for completeness.

Applications for Public Hearing

Mike & Audrey Spies – AJ-10-02 – Block 34 Lot 25.07: Bulk Variance

Present for the application was property owner Mike Spies and his contractor Jim Berg. All parties were sworn in and Mr. Berg explained that the property is located at 74 Lindbergh Road in the Sourland Mountain District. It is an 8.25 acre parcel and they are proposing to put a 24' x 30' garage/storage building in the front yard. The height of the building will be 17.6". Mr. Berg noted that at least 7 acres of the property is completely wooded, the septic system is located in the rear of the property and the well is in the side yard. The garage/storage building will be for two cars and the lawn mowing equipment so that the items currently in the driveway will be stored and protected from the elements. It was noted that the Spies have two sons of driving age and the existing garage is being used for household items, bikes and yard equipment.

Mr. Berg indicated they are only seeking a variance to construct the storage building in the front yard. He noted they comply with all other requirements. He explained the building will be brown and beige which will blend in with the surrounding area.

Ms. Posselt asked for clarification on the proposed doors for the garage. Mr. Berg explained that the 2 doors facing the driveway will be used for cars and the smaller door facing the house will be used for lawnmowers and quads. Mr. Berg noted that the side of the structure facing Lindbergh Road is a solid wall with no windows or doors.

Chair Cunningham asked if any trees will be removed. Mr. Berg indicated there are no trees in the area of the proposed structure location, but there is scrub brush. There will be no additional driveway area added and the structure will be approximately 190' off of the roadway.

It was noted that the storage building will have electric but no water. Mr. Spies agreed to have all lighting conform to the Township's ordinance requirements.

A motion by Gloria Frederick, seconded by Kendra Schroeder to open to the public was unanimously approved. Maurice Dessel of 72 Lindbergh Road came forward and endorsed the application. A motion by Gloria Frederick, seconded by Paul Gavzy to close to the public was unanimously approved.

Ms. Williams read the Site Review Committee's report into the record, a copy of which is attached.

Ms. Cunningham commented that she attended the site walk and agrees that the proposed location of the garage/storage building is appropriate based on the property layout. She also noted that the structure will barely be visible from the road.

A motion by Gloria Frederick, seconded by Paul Gavzy to approve the application based on the Allied Design Plan dated 10/16/09 and revised on 12/3/09 with the condition that all lighting conforms to ordinance requirements was unanimously approved by roll call vote.

Roll Call Vote: Gloria Frederick: Yes, Paul Gavzy: Yes, Sue Posselt: Yes, Kendra Schroeder: Yes, Anne Williams: Yes, Nancy Cunningham: Yes

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Old Business

Mr. Gavzy asked Attorney Waterbury if there was any update on the status of the public hearing scheduled for the Board's August meeting. Attorney Waterbury commented that the Board cannot discuss this matter outside the public hearing and she will provide a legal memo prior to the meeting for the Board's information.

New Business

There was no new business listed on the agenda.

Comments of the Board Members

There were no comments made from any Board Members.

Attorney Comments

Attorney Waterbury had no comments.

Open to the Public

A motion by Kendra Schroeder, seconded by Gloria Frederick to open to the public was unanimously approved. No public was present at the meeting at this time. A motion by Gloria Frederick, seconded by Kendra Schroeder to close to the public was unanimously approved.

Adjournment

A motion by Paul Gavzy, seconded by Gloria Frederick to adjourn was unanimously approved.

The meeting adjourned at 8:00 PM.

Maria Andrews, Administrative Officer