

**EAST AMWELL  
ZONING BOARD OF ADJUSTMENT - MINUTES  
Municipal Building – 7:30 PM  
April 12, 2011**

**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 April 12, 2011 in the Main Meeting Room of the Municipal Building, 1070 Route 202/31, Ringoes, NJ by Chair Schroeder.

In compliance with the Open Public Meetings Act, the Administrative Officer announced this was a regularly scheduled meeting pursuant to the Annual Meeting Notice as published in the January 20, 2011 issue of the Hunterdon County Democrat, filed in the Township Clerk's Office, and posted on the Bulletin Board on April 5, 2011.

**Roll Call and Agenda Review**

**Present:** Sherrie Binder – *(arrived at 7:32 PM)*  
Nancy Cunningham  
Gloria Frederick  
Gael Gardner  
Paul Gavzy  
Sue Posselt  
Kendra Schroeder - Chair  
Anne Williams – Alt. #2  
Attorney Waterbury  
Engineer O'Neal  
Planner Slagle

**Absent:** Diana Garrett – Alt. #1

Chair Schroeder commented that at tomorrow night's Planning Board meeting there will be a speaker providing information on solar trends and this matter will be added to New Business on the agenda.

**Presentation of Minutes**

A motion by Gael Gardner, seconded by Paul Gavzy to approve the Board's 3/8/11 minutes was unanimously approved with no revisions noted.

**Presentation of Bills for Payment**

A motion by Gloria Frederick, seconded by Sherrie Binder to approve the vouchers for payment 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**

**George A. Kotzias, Alethea Cleantech Advisors, LLC. - *(Everitt Property – 219 John Ringo Road)* – Use Variance/Preliminary and Final Major Site Plan Approval – B:3 L:1 & 2.02**

Present for this discussion was George Kotzias of Alethea Cleantech Advisors, LLC., Attorney Mark Peck on behalf of the applicant and Engineer Evan Hill of Innovative Engineering, Inc.

Attorney Peck explained the application was deemed incomplete at the Board's 3/8/11 meeting and since then they have met with the Board's Professionals and submitted revised plans based on the comments received at the meeting as well as the suggestions made by the Professionals.

Engineer O'Neal noted the applicants are currently seeking 5 submission waivers from the following checklist items:

1. Item 21 – Municipal Services and Utility Impact Statement. Engineer O'Neal commented that the applicants should meet with the local fire and emergency response personnel so that they can review the plans for emergency access and then provide the information to the Board.
2. Item 28j – Easements for the right-of-way for the Township road (Dunkard Church Road) and the County roads. Engineer O'Neal commented that the Township and County can determine if additional right-of-way will be needed.
3. Item 28s – Found and Proposed Concrete Monuments. Engineer O'Neal commented that the Township and County can determine if additional monuments will be needed.
4. Item 28bb – Flagging of Lot Corners for a Site Walk. Engineer O'Neal commented that the applicant has agreed to flag the site according to the Board's request after they are deemed complete.
5. Item 32 – Evidence that Duplicate Copies of the Application have been filed with Other Agencies. Engineer O'Neal commented that applicants typically file with other agencies only after receiving input from the Township.

Attorney Peck commented that the weeks of 4/25/11 and 5/2/11 are best for the site walks. He noted they will have the site flagged and have people available at that time. Attorney Waterbury explained that the site walks will have to take place on a few different days so as to not have a quorum of Board Members at any time. She also cautioned the Board Members not to discuss the application while on the site walks.

Ms. Binder and Ms. Gardner requested that the site be flagged in multiple colors showing where the property lines are and where the solar field is proposed. Engineer O'Neal suggested a sketch of the site be provided for Board Members to have a better understanding of the parcel's layout when they conduct their site walks.

Planner Slagle noted that she had no additional comments because she and Engineer O'Neal had provided a joint review memo of the application.

A motion by Paul Gavzy, seconded by Gloria Frederick to deem the Alethea Cleantech Advisors, LLC. application complete was unanimously approved.

### **Applications for Public Hearing**

It was noted that there were no applications listed on the agenda for public hearing.

### **Old Business**

#### **2010 (Detailed) Annual Year End Report to the Planning Board**

It was noted that an annual year end report had been provided and then additional details were requested. It was the consensus of the Board to forward the newly detailed annual year end report to the Planning Board.

**New Business**

Chair Schroeder noted that Howard Fleischer will be speaking to the Planning Board tomorrow night on current solar trends and it was suggested that some Board of Adjustment members may wish to attend to obtain additional information on solar. Planner Slagle added that Mr. Fleischer will be providing information on solar energy, solar facilities and the types of solar installations he does. She noted that the Planning Board thought that if anyone was interested, it would be a good opportunity to obtain additional information on current solar trends. It was noted that Mr. Fleischer’s presentation will not be specific to any applications, but rather general information on solar installations. Attorney Waterbury commented that no more than 3 Board of Adjustment members can attend so as to not have a quorum. Chair Schroeder indicated she will be attending. Ms. Cunningham indicated she would also like to attend.

**Comments of the Board Members**

Chair Schroeder reminded all Board Members to turn in their Financial Disclosure Forms due by the end of the month.

**Attorney Comments**

It was noted that Attorney Waterbury had no comments at this time.

**Open to the Public**

A motion by Nancy Cunningham, seconded by Sue Posselt to open to the public was unanimously approved. Seeing no one come forward, a motion by Kendra Schroeder, seconded by Paul Gavzy 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 7:56 PM.

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Maria Andrews, Administrative Officer