

**EAST AMWELL
ZONING BOARD OF ADJUSTMENT - MINUTES
Municipal Building – 7:30 PM
October 8, 2013**

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 October 8, 2013 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 17, 2013 issue of the Hunterdon County Democrat, filed in the Township Clerk's Office, and posted on the Bulletin Board on October 3, 2013.

Roll Call and Agenda Review

Present: Sherrie Binder
Nancy Cunningham
Paul Gavzy
Kendra Schroeder
Anne Williams – Alt. #2

Absent: Gloria Frederick
Gael Gardner
Sue Posselt
Diana Garrett – Alt. #1

Chair Schroeder announced that Attorney Waterbury Cecil needed to address a matter regarding the Hess application. Attorney Waterbury Cecil stated that Hess has requested the Board take jurisdiction over their application and carry it to the 11/12/13 meeting because they wished to have more of a full Board present to vote on their application.

A motion by Paul Gavzy, seconded by Sherrie Binder to carry the Hess public hearing to the Board's 11/12/13 meeting at 7:30 PM with no additional public notice being required was unanimously approved by roll call vote.

Roll Call Vote: Paul Gavzy: Yes, Sherrie Binder: Yes, Nancy Cunningham: Yes, Kendra Schroeder: Yes, Anne Williams: Yes

Presentation of Minutes

A motion by Nancy Cunningham, seconded by Anne Williams to approve the Board's open session minutes from 9/10/13 with no revisions noted was approved with Ms. Binder and Mr. Gavzy abstaining.

A motion by Nancy Cunningham, seconded by Anne Williams to approve the Board's closed session minutes from 9/10/13 with no revisions noted was approved with Ms. Binder and Mr. Gavzy abstaining.

Presentation of Bills for Payment

A motion by Paul Gavzy, seconded by Sherrie Binder to approve the vouchers for payment as listed on the agenda was unanimously approved.

Chair Schroeder noted that the correspondence will be dealt with as it comes up over the course of the meeting. She also commented that the landscaping article in the most recent edition of the NJ Planner Newsletter was excellent and recommended that the board members read it.

Applications to be Deemed Complete or Incomplete

Denise Gonsiewski – AJ-13-02 – Block 32 Lot 4.02 – Sourland Mountain District: Appeal of Zoning Officer’s Notice of Violation

Present at the meeting was property owner Denise Gonsiewski. Attorney Waterbury Cecil explained that Ms. Gonsiewski’s attorney had submitted a number of materials with the notice of appeal and commented that if the Board believes they have sufficient information to hear the matter then she recommends the Board deem the application complete. Attorney Waterbury Cecil also noted that Planner Slagle had provided a review memo indicating she recommended the application be deemed complete.

Ms. Cunningham suggested having photos of Ms. Gonsiewski’s property would be helpful. Ms. Gonsiewski commented that she will have photos for the public hearing and indicated that any board members who wished to stop by and see her property were welcome to do so.

A motion by Anne Williams, seconded by Nancy Cunningham to deem the application complete was unanimously approved by roll call vote.

Roll Call Vote: Anne Williams: Yes, Nancy Cunningham: Yes, Sherrie Binder: Yes, Paul Gavzy: Yes, Kendra Schroeder: Yes

Administrative Officer Andrews noted that since the Hess application will be carried to the Board’s 11/12/13 meeting, the public hearing for Ms. Gonsiewski’s appeal will likely be heard at the Board’s 12/10/13 meeting. It was also noted that no public notification is required on applications of appeal.

Old Business

It was noted for the record that there were no old business matters listed on the agenda.

New Business

It was noted for the record that there were no new business matters listed on the agenda.

Comments of the Board Members

It was noted for the record that no comments were made by any of the board members.

Attorney Comments

It was noted for the record that Attorney Waterbury Cecil had no comments.

Open to the Public

A motion by Paul Gavzy, seconded by Nancy Cunningham to open to the public was unanimously approved. Seeing no members of the public present at the meeting at this time, a motion by Anne Williams, seconded by Sherrie Binder to close to the public was unanimously approved.

Adjournment

A motion by Paul Gavzy, seconded by Sherrie Binder to adjourn the meeting was unanimously approved.

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The meeting adjourned at 7:41 PM.

Maria Andrews, Administrative Officer