

**EAST AMWELL  
ZONING BOARD OF ADJUSTMENT - MINUTES  
Municipal Building – 7:30 PM  
September 23, 2014**

**Call to order and compliance with the Open Public Meetings Act**

The special meeting of the Board of Adjustment was called to order at 7:30 PM on September 23, 2014 in the Main Meeting Room of the Municipal Building, 1070 Route 202/31, Ringoes, NJ by Chair Binder.

In compliance with the Open Public Meetings Act, the Administrative Officer announced this was a special meeting noticed in the September 11, 2014 issue of the Hunterdon County Democrat, filed in the Township Clerk's Office, and posted on the Bulletin Board on September 16, 2014.

**Roll Call and Agenda Review**

**Present:** Sherrie Binder  
Nancy Cunningham  
Gael Gardner  
Paul Gavzy  
Anne Williams  
Diana Garrett – Alt. #1 – *(arrived at 7:37 PM)*  
Attorney Trishka Cecil

**Absent:** Gloria Frederick  
Kendra Schroeder  
James Atkeson – Alt. #2

**Presentation of Minutes**

A motion by Nancy Cunningham, seconded by Sherrie Binder to approve the Board's 8/12/14 minutes with no revisions noted was unanimously approved.

**Presentation of Bills for Payment**

A motion by Nancy Cunningham, seconded by Gael Gardner to approve the vouchers for payment as listed on the agenda was unanimously approved.

**Applications to be Deemed Complete or Incomplete**

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

**Application for Public Hearing**

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

**Old Business**

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

**New Business**

**Memorialization of Resolution AJ-14-01: New Market Farm, LLC – Preliminary & Final Major Site Plan Approval with Variances – Block 41 Lot 17.02**

It was noted for the record that Gael Gardner recused herself from this matter and stepped down from the dais.

A motion by Nancy Cunningham, seconded by Paul Gavzy to approve Resolution AJ-14-01 New Market Farm, LLC Preliminary & Final Major Site Plan with Variances was approved by roll call vote with no revisions noted.

**Roll Call Vote:** Nancy Cunningham: Yes, Paul Gavzy: Yes, Anne Williams: Yes

It was noted for the record that Ms. Gardner returned to the dais at this time.

**Memorialization of Resolution AJ-14-03: Eric Associates, Inc./Jeff Robertson – Preliminary & Final Major Site Plan Approval with Use Variance – Block 34 Lot 37**

A motion by Gael Gardner, seconded by Sherrie Binder to approve Resolution AJ-14-03 Preliminary & Final Major Site Plan with Use Variance was approved by roll call vote with no revisions noted.

**Roll Call Vote:** Gael Gardner: Yes, Sherrie Binder: Yes, Nancy Cunningham: Yes, Anne Williams: Yes

**Comments of the Board Members**

Ms. Cunningham asked why it took so long for the Board to receive the draft New Market Farm resolution. Attorney Cecil explained that she had no time to draft it between 7/8/14, when the Board approved the application, and when she left for vacation on August 1<sup>st</sup>. Attorney Cecil further explained that upon returning from vacation she was “slammed” with other work and the resolution was very long which took some time to write.

**Open to the Public**

A motion by Paul Gavzy, seconded by Gael Gardner to open to the public was unanimously approved. Seeing no members of the public come forward, a motion by Gael Gardner, seconded by Paul Gavzy to close to the public was unanimously approved.

**Adjournment**

A motion by Paul Gavzy, seconded by Gael Gardner to adjourn the meeting was unanimously approved.

The meeting adjourned at 7:37 PM.

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Maria Andrews, Administrative Officer