

**EAST AMWELL
ZONING BOARD OF ADJUSTMENT - MINUTES
Municipal Building – 7:30 PM
February 10, 2015 - Meeting**

Call to order and compliance with the Open Public Meetings Act

The regularly scheduled meeting of the Board of Adjustment was called to order at 7:30 PM on February 10, 2015 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, the Administrative Officer announced this was a regularly scheduled meeting as published in the January 22, 2015 issue of the Hunterdon County Democrat, filed in the Township Clerk's Office, and posted on the Bulletin Board on February 3, 2015.

Roll Call and Agenda Review

Present: Sherrie Binder – *Chair*
Nancy Cunningham
Diana Garrett
Kendra Schroeder
Anne Williams
Jamie Atkeson – *Alt. #1*
Michele Doherty – *Alt. #2*
Attorney Cecil

Absent: Gael Gardner
Paul Gavzy

Presentation of Minutes

A motion by Kendra Schroeder, seconded by Nancy Cunningham to approve the Board's 1/13/15 meeting minutes with no revisions noted was unanimously approved.

Presentation of Bills for Payment

A motion by Kendra Schroeder, seconded by Anne Williams to approve the vouchers for payment as listed on the agenda was unanimously approved.

Correspondence

It was noted for the record that no comments were made regarding the correspondence listed on the agenda.

Applications to be Deemed Complete or Incomplete

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

Applications for Public Hearing

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

Old Business

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

New Business

Board Member Tutorial/Training Session: Conducted by Attorney Cecil

Attorney Cecil explained that the purpose of the training session was to provide the Board Members with an overview of their duties and responsibilities while serving on the Board of Adjustment as well as with the applicable legal standards associated with their decision making. The following areas were highlighted:

1. How meetings are conducted
2. The six types of “D” variances and the standards and proofs associated with each
3. The two types of “C” or bulk variances and the standards and proofs associated with each
4. Interpretation or appeal of a decision made by the Zoning Officer
5. Conditions of approval often contained in resolutions
6. The significance of the Township’s Master Plan
7. Local Government Ethics Law/Conflicts of Interest
8. The Sunshine Law
9. The Open Public Records Act (OPRA)

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 no additional comments were made by Attorney Cecil.

Open to the Public

It was noted for the record that no members of the public were present at the meeting at this time.

Adjournment

A motion by Nancy Cunningham, seconded by Anne Williams to adjourn the meeting was unanimously approved.

The meeting adjourned at 9:09 PM.

Maria Andrews, Administrative Officer