

**EAST AMWELL
ZONING BOARD OF ADJUSTMENT MINUTES
Municipal Building – 7:30 PM
March 8, 2016**

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 March 8, 2016 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 28, 2016 issue of the Hunterdon County Democrat, filed in the Township Clerk's Office, and posted on the Bulletin Board on March 3, 2016.

Roll Call and Agenda Review

Present: Nancy Cunningham
Gael Gardner
Paul Gavzy
Kendra Schroeder
Anne Williams – *Chair*
Jamie Atkeson – *Alt. #1*
Michele Doherty – *Alt. #2*

Absent: Sherrie Binder
Diana Garrett

Presentation of Minutes

A motion by Nancy Cunningham, seconded by Kendra Schroeder to approve the Board's 1/12/16 minutes with no revisions noted was unanimously approved.

Vouchers

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

Correspondence

Ms. Cunningham asked about the note on the bottom of the Board of Adjustment's Annual (2015) Report to the Planning Board regarding the Carrega application. Ms. Andrews explained that she and Engineer O'Neal are trying to implement a tracking system for site plans that are still needed on approved applications.

Applications to be Deemed Complete or Incomplete

Neil & Michelle Clover – AJ-16-04

Block 17 Lot 10.02 – Variance approval for side and rear setbacks

Amwell Valley Agricultural District – 50 Old York Road

Present for the completeness determination was property owner Neil Clover. He came forward and explained that he has lived at the property for 20 years and would like to put an 18' x 22' shed on the site to provide for additional storage. He commented that the structure will be timber frame construction and

have a historic look to it. Mr. Clover also remarked that the proposed location will be up against an existing tree line and will not be visible by his neighbor.

Ms. Cunningham asked for clarification on the side and rear yard setbacks and also pointed out some inconsistencies within the application paperwork that needed to be corrected.

A motion by Gael Gardner, seconded by Paul Gavzy to deem the application complete with the condition that a corrected application be submitted prior to the Board's next meeting was unanimously approved by voice vote.

Applications 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

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

Comments of the Board Members

There were no comments made by any of the Board Members.

Attorney Comments

Attorney Cecil was not present at this evening's meeting.

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 Kendra Schroeder, seconded by Nancy Cunningham to close to the public was unanimously approved by voice vote.

Adjournment

A motion by Paul Gavzy, seconded by Michele Doherty to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 7:48 PM.

Maria Andrews, Administrative Officer