

**EAST AMWELL  
ZONING BOARD OF ADJUSTMENT - MINUTES  
Municipal Building – 7:30 PM  
August 11, 2009**

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

The regular meeting of the Board of Adjustment was called to order at 7:36 PM on August 11, 2009 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, Ms. Andrews announced this was a regularly scheduled meeting pursuant to the Annual Meeting Notice as published in the January 29, 2009 issue of the Hunterdon County Democrat, filed in the Township Clerk's Office, and posted on the Bulletin Board on August 5, 2009.

**Roll Call and Agenda Review**

**Present:** Sherrie Binder  
Nancy Cunningham – Chair  
Gloria Frederick  
Paul Gavzy  
Kendra Schroeder  
Diana Garrett – Alt. #1  
Attorney Waterbury

**Absent:** Gael Gardner  
Sue Posselt  
Anne Williams – Alt. #2

**Presentation of Minutes**

A motion by Paul Gavzy, seconded by Gloria Frederick to approve the minutes from 7/14/09 was unanimously approved.

**Presentation of Bills for Payment**

A motion by Gloria Frederick, seconded by Sherrie Binder to pay the vouchers as listed on the agenda was unanimously approved.

**Correspondence**

Chair Cunningham noted that the correspondence will be dealt with as it comes up over the course of the meeting.

**Applications to be Deemed Complete or Incomplete**

**Michael Stover – AJ-09-08 – 68 Back Brook Road – B:25 L:3.03**

Present for the application was property owner Michael Stover. Mr. Stover explained his property is a flag lot just under 12 acres with very limited building space due to Back Brook cutting through the land and a large swale. He stated he is proposing to construct a 24' x 24' pole barn in the location of the existing shed. Mr. Stover indicated that a structure has always been located in this spot of his property. Originally there was a saw mill there, now a shed exists. The shed is in need of repair and is too small for his current needs. It was noted that the height of the new structure will not exceed the ordinance limit and will likely be 16' high according to Mr. Stover.

The proposed pole barn location will be 300' off of Back Brook Road and will require a front and side yard setback variance. Mr. Stover indicated his property is adjoined by preserved farmland on the one side.

There was some discussion regarding the site map provided. Several Board members commented that the level of detail showing all of the land contours created some confusion. It was suggested that Mr. Stover provide a new map highlighting the property lines and the inside boundary lines and showing the dimensions of each structure on the property with distances to the property lines.

A motion by Gloria Frederick, seconded By Sherrie Binder to deem the application complete conditioned upon Mr. Stover providing a new map with the requested changes, as noted above, prior to the Board's next meeting was unanimously approved.

### **Applications for Public Hearing**

There were no applications listed on the agenda for public hearing.

### **Old Business**

There was no old business listed on the agenda.

### **New Business**

A motion by Gloria Frederick, seconded by Kendra Schroeder to approve Resolution AJ-09-06: Jacqueline Asplundh – Bulk Variances to replace fencing was approved by roll call vote.

**Roll Call Vote:** Gloria Frederick: Yes, Kendra Schroeder: Yes, Sherrie Binder: Yes, Nancy Cunningham: Yes

### **Comments of the Board Members**

Mr. Gavzy commented that he had spoken to Mayor Kneski regarding the "*Guide to Horse Management*" pamphlets available in the Municipal Building lobby that were the subject of discussion at a previous Board meeting. He indicated Mayor Kneski was in agreement that since the pamphlets are not an official Township document, that all reference to East Amwell Township should be removed. Mr. Gavzy wanted to thank Major Kneski for acting on this matter.

Chair Cunningham noted that since Ms. Gardner has stepped down from the Site Review Committee, she will take her place. The 2009 Site Review Committee will now consist of: Nancy Cunningham, Sherrie Binder, Anne Williams and Sue Posselt as an alternate.

### **Open to the Public**

A motion by Paul Gavzy, seconded by Sherrie Binder to open to the public was unanimously approved. Andrea Bonette of 17 Ridge Road came forward and asked what the status of the Cifelli property approvals is. She stated, "...he was supposed to be finished by June, it is now August and as far as I can tell nothing has happened with the pole barn and the shed and the planting of the trees..."

Attorney Waterbury asked if Engineer O'Neal has reported on anything. Ms. Andrews commented that the last she had heard, Mr. Cifelli was on track with what the Board approved and Engineer O'Neal requested that money be left in the escrow for his inspections of the landscape condition. Ms. Andrews indicated she has not heard anything saying Mr. Cifelli is not working on his conditions of approval.

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Ms. Bonette commented that from what she can see from the road, it doesn't appear that progress is being made. She asked, "Where do we go from here?" Attorney Waterbury stated this was not a matter for the Zoning Board and suggested Ms. Bonette contact the Zoning Officer.

**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