



Delaware Township
Hunterdon County, New Jersey
www.DelawareTwpNJ.org

Town Hall, 570 Rosemont Ringoes Road
P.O. Box 500, Sergeantsville, NJ 08557
FAX (609) 397-4893
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Board of Adjustment Agenda

October 10, 2024
7:30 pm

Hybrid Meeting to be held in Person and via ZOOM

<https://us06web.zoom.us/j/87908754026?pwd=9D3wDMDhpOKjWmrPanVnJVanggFtgf.1>

Meeting ID: **879 0875 4026** Passcode: **182300**

Dial by Phone **+1 929 205 6099**

Access to documents pertaining to this meeting are accessible via the following.

Google Drive links: [567 Rosemont Ringoes Road Application Docs – Google Drive](#) / [Wheatly Application Docs – Google Drive](#) / [Lynch Application Docs - Google Drive](#)

A. PLEDGE OF ALLEGIANCE

B. NOTICE REQUIREMENTS

The Notice Requirements called for in the Open Public Meetings Act have been satisfied. Said Notice was transmitted to the Hunterdon County Democrat, The Times (of Trenton), and the Star-Ledger. Said Notice was posted in the Delaware Township Municipal Building and filed in the Board Office; all on January 11, 2024.

This agenda was posted on the bulletin board at Township Hall and on the Township website.

C. ROLL CALL

Buchanan, Emmons, Gilbreath, Herman, Manley, McAuliffe, Milesnick, Warren, Cline

D. MEETING MINUTES

1) September 12, 2024

Eligible Members: Buchanan, Emmons, Gilbreath, Manley, Milesnick, Cline.

E. PUBLIC HEARING

1) Timothy Martin
Block 54, Lot 5.03

35 Sandy Ridge Road

The applicant is proposing to install a 6.5-foot-high standing signpost with a 3.5-square-foot custom sign at the gravel driveway to designate it as the entrance for the art studio and avoid any confusion with access to the adjacent residential property.

Per the board engineer’s Completeness Report #1, the application has been deemed incomplete.

2) 125 Chubb Ave., 4th Floor So.

Block 36, Lot 29

567 Rosemont Ringoes Road

The applicant is requesting a waiver for site plan review for the proposed improvements since is an expansion of a nonconforming structure.

3) William F. Wheatly

Block 30, Lot 6.03

44 Raven Rock Road

The applicant is seeking variance approval to permit an accessory structure, a pole barn, to exceed the 900-square-foot limitation.

4) GREGG AND JOSH LYNCH

Block 22, Lot4

712 Sergeantsville Road

The applicant is seeking variance approval to permit the continued use of two (2) existing one-bedroom apartments.

F. CORRESPONDENCE

None.

G. PLANNING BOARD UPDATE – to be provided by Liason Cline.

H. PROFESSIONAL BILL LIST

<u>NON-ESCROW BILLS</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
Professional Services: Parker McKay, P.A. (Legal)	3187700	9/16/24	\$92.50
<u>ESCROW BILLS</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
Parker McKay, P.A. (Legal)			
Lynch.	3187701	9/16/24	\$203.50
Wheatley.	3187909	9/16/24	\$37.00
567 Rosemont Ringoes Rd.	3187910	9/16/24	\$18.50
Van Cleef (Engineering)			
Lynch.	3935019-8	9/17/24	\$462.00
Wheatley.	3935030-1	9/17/24	\$385.00
567 Rosemont Ringoes Rd.	3935031-1	9/17/24	\$231.00

Kyle McManus (Planning)
None.

I. ADJOURNMENT