

The regular meeting of the Delaware Township Board of Adjustment held on the noted date, was called to order by Chair Cline at 7:32 p.m., in Township Hall, Sergeantsville, New Jersey, as supported by the virtual meeting procedures via ZOOM.

PLEDGE OF ALLEGIANCE

STATEMENT

Chair Cline read a statement noting that the requirements of the Open Public Meetings Act had been met.

ROLL CALL

Present: Emmons, Fowler, Gilbreath, Manley, McAuliffe, Warren, Cline

Absent: Kenyon, Szwed

Also present: Attorney Goodell

MINUTES: June 10, 2021

The Board discussed the minutes, noting changes and typographical errors. It was moved by Member Manley to approve said minutes. Member Emmons seconded the motion. Said motion was approved by voice vote, with no abstentions.

MEMORIALIZATIONS – none

APPLICATIONS

Brant Switzler, Block 55, Lot 2, use variance approval requested for tennis training facility, continued from 04.29.21 special meeting; and regular meeting of June 10, 2021.

Erica Edwards was present to ask for adjournment, in person and via letter. The letter was read into the record by Administrative Officer Klink. Ms. Edwards had nothing to add to the written request. In that request, she noted that architectural plans had been revised and submitted with insufficient time for public review. She noted that the applicant has no other substantive body of testimony to provide at this time.

It was noted that the application will be continued at the special meeting of July 22.

Chair Cline asked Attorney Goodell about the continuation of the application. Ms. Edwards noted that the applicant provides consent to continue the application. Attorney Goodell stated that the application can be continued with no further notice needed. It was noted that the public was notified of both meetings, July 8 and July 22.

Chair Cline reiterated that no further notice is necessary.

Member Warren made a motion to adjourn the application to the July 22 special meeting. Member Fowler seconded the motion.

Roll Call Vote

Aye: Emmons, Fowler, Gilbreath, Manley, McAuliffe, Warren, Cline

Nay: None

Absent: Kenyon, Szwed.

Ms. Edwards noted that as previously agreed to by the Board, the traffic engineering will be heard at the July 22 special meeting; and that supplemental engineering testimony will also be given on July 22. Ms. Edwards noted that the traffic engineering discussion will take most of the evening.

Board Engineer O'Brien's letter, dated July 7, 2021, was presented to all. There was a discussion about the major subdivision application that is shown on the maps. Ms. Edwards stated that the subdivision information is conceptual only. She noted that the application has not been amended to include an application for major subdivision.

Chair Cline stated that the subdivision part of the engineer's report will not be discussed at this time. It was noted that information from both engineers will be forthcoming at the July 22 meeting.

Ms. Edwards stated the application is currently bifurcated, and that the applicant has not applied for site plan approval or subdivision approval at this time.

Chair Cline reiterated that the application has been postponed and no further notice is needed.

Planning Board Update: Liaison Cline

Liaison Cline reported that the Planning Board held a work session for reexamination of the Master Plan. Liaison Cline reported that the next Planning Board meeting is the first Tuesday of September.

Correspondence

Administrative Officer Klink reported that the Board of Adjustment meeting for the August 12 meeting will include two smaller applications and will be an in-person Board meeting only. Chair Cline requested that Board members attend this meeting in-person. A member asked if social distancing will be available, which received a positive response. It was felt that neither application would draw a large audience, leaving ample space for social distancing.

Chair Cline noted that the medical emergency has been lifted by New Jersey's governor enabling the Board to move to in-person meetings.

Bill List

Bill List: Engineering Services – Colliers Engineering & Design (traffic)

Escrow Charges

55/2, Switzler, Inv. #0000667004	\$775.00
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Bill List: Planning Services – Kyle McManus Associates, LLC

Escrow Charges

17/33.04, Ross, #3935010	\$1,064.00
55/2, Switzler, #39305008-5	\$315.50

Member Gilbreath made a motion to approve payment of these vouchers from their respective escrow accounts. Member Emmons seconded the motion that was approved by voice vote.

ADJOURNMENT: 7:46 p.m.

It was moved, seconded, and unanimously carried to adjourn at the noted time.

Respectfully submitted,

Kathleen E. Klink,
Administrative Officer, Secretary