



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
(609) 397-3240

Board of Adjustment Agenda

February 9, 2023
7:30 pm

Hybrid Meeting to be held in Person and via ZOOM

<https://us06web.zoom.us/j/86072856894?pwd=S2xDMG5aSGlvWTl2aFloZlZzenRyQT09>

Meeting ID: **860 7285 6894**

Passcode: **688695**

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

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 18, 2023.

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

C. ROLL CALL

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

D. MEETING MINUTES

January 12, 2023

E. RESOLUTIONS/MEMORIALIZATIONS

- 1) ROGER AND HOLLY LOCANDRO
Block 41, Lot 1.10
Sandbrook Headquarters Road
Resolution No. BOA-2023-01
Grant of an Extension of the Time of the protection period for the Final Major Site Plan and Subdivision Approval of Phase II pursuant to N.J.S.A. 40:55D-52 and an Extension of the Time within which to obtain a construction permit.
- 2) FRIENDS OF THE LOCKTOWN STONE CHURCH, INC.
Block 8, Lot 1
323 Locktown Sergeantsville Road
Resolution No. BOA-2023-02
Grant of Use Variance to permit an Assembly Use along with Bulk Variance relief to construct a 702sf accessory building containing an ADA-accessible restroom, kitchenette and storage space.
- 3) GTG Builders, LLC
Block 23, Lot 6
Resolution No. BOA-2023-03
Denial of Use Variance and Denial of Preliminary and Final Major Site Plan Approval to construct four, two-bedroom apartments, each having an attached garage in the rear of the proposed building.

F. COMPLETENESS HEARINGS

- 1) GREGG LYNCH JOSH LYNCH
Block 22, Lot 4
712 Stockton-Flemington Road
The applicant is seeking Use Variance approval to permit the continued use of the two (2) existing one-bedroom apartments.
- 2) MICHELLE MARINELLI
Block 25, Lots 41 & 42
539 & 541 Sergeantsville Road
Applicant is seeking Minor Subdivision to create three (3) separate lots & Use Variance In 2005, the Board of Adjustment granted a Use Variance to permit an addition and alteration to the existing nonconforming pizzeria. Now, due to the Minor Subdivision application, the Applicant seeks Use Variance approval permit the commercial restaurant use on proposed lot A.
- 3) LEAH WEST
Block 42, Lot 6

223 Lambertville Headquarters Road

Applicant is seeking Bulk Variance relief to construct two (2) one-story additions to the existing two-story single-family dwelling.

G. PUBLIC HEARINGS

None.

H. CORRESPONDENCE

- 1) Letter dated January 26, 2023 prepared by Robert O’Brien, Board Engineering Expert re: Lynch.
- 2) Letter dated January 27, 2023 prepared by Robert O’Brien, Board Engineering Expert re: Marinelli.
- 3) Letter dated January 30, 2023 prepared by Robert O’Brien, Board Engineering Expert re: West.

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

J. PROFESSIONAL BILL LIST

<u>ESCROW BILLS</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
Parker McKay, P.A. (Legal)			
Friends of Locktown Stone Church	3156842	1/11/23	\$51.00
GTG Builders	3156841	1/11/23	\$51.00

K. ADJOURNMENT