



**Delaware Township**  
Hunterdon County, New Jersey  
[www.DelawareTwpNJ.org](http://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**

March 9, 2023  
7:30 pm

Hybrid Meeting to be held in Person and via ZOOM

<https://us06web.zoom.us/j/84201860732?pwd=cjhLWVEvMGdveVdKOTE5M1IvbGhPd09>

Meeting ID: **842 0186 0732**

Passcode: **336201**

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

Access to documents pertaining to this meeting including application materials are available via the following Box Account Link: <https://app.box.com/s/4kauwz3sdlajyii7t1unt91cfsadikfi>

### **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**

1) January 12, 2023

Eligible Members: *Emmons, Fowler, Gilbreath, Manley, McAuliffe, Warren & Cline*

2) February 9, 2023

Eligible Members: *Emmons, Fowler, Gilbreath, Manley, McAuliffe, Warren & Cline*

## **E. RESOLUTIONS/MEMORIALIZATIONS**

1) 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. PUBLIC HEARINGS**

1) 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. CORRESPONDENCE**

1) Letter dated January 30, 2023 prepared by Robert O'Brien, Board Engineering Expert re: West.

2) Board of Adjustment Application Procedures document.

## **H. WORKSESSION – REVIEW/DISCUSSION OF APPLICATION PROCEDURES**

**H. PLANNING BOARD UPDATE** – to be provided by Liason Cline.

## **I. PROFESSIONAL BILL LIST**

<u>NON-ESCROW BILLS</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
<b>Parker McKay, P.A. (Legal)</b>	3158007	2/15/23	\$136.00
<u>ESCROW BILLS</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
<b>Parker McKay, P.A. (Legal)</b>			
Friends of Locktown Stone Church	3158006	2/15/23	\$442.00

GTG Builders	3158005	2/15/23	\$476.00
Locandro, Roger and Holly	3158008	2/15/23	\$391.00

**Van Cleef Engineering Associates, LLC**

GTG Builders	3935016-7	2/24/23	\$420.00
Friends of Locktown Stone Church	3935018-3	2/24/23	\$700.00
Gregg Lynch	3935019-1	2/24/23	\$1,762.00
Marinelli	3935020-1	2/24/23	\$1,812.00
Leah A. West	3935021-1	2/24/23	\$1,118.00

**J. ADJOURNMENT**