

MINUTES OF DELAWARE TOWNSHIP BOARD OF ADJUSTMENT

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HYBRID IN-PERSON and VIRTUAL via ZOOM PUBLIC ANNUAL REORGANIZATION MEETING

DATE: March 9, 2023

Chairman Cline called the meeting to order at 7:32pm.

Chairman Cline read the Public 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 February 9, 2023.

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

Fowler, McAuliffe

PROFESSIONALS/STAFF IN ATTENDANCE

- 1) Steve Goodell, Board Attorney
- 2) Beth McManus, Board Planning Expert
- 3) Rob O'Brien, Board Engineering Expert
- 4) Denise Filardo, Board Secretary

MEETING MINUTES

1) JANUARY 12, 2023

The Board voted on the motion of Mr. Manley, seconded Ms. Gilbreath to adopt the January 12, 2023 Meeting Minutes as amended with non-substantive corrections. By voice vote all eligible members were in favor.

2) FEBRUARY 9, 2023

Adoption of these February Minutes held until the next meeting.

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.

The Board voted on the motion of Mr. Manley seconded by Mr. Emmons to adopt Resolution No. BOA-2023-03. The vote record follows.

<i>Roll Call: GTG Builders, Inc. Block 23, Lot 6 – Resolution No. BOA-2023-03</i>						
Member	Motion	2nd	Yes	No	Concur	Absent
Buchanan (Alt. 1)			X			
Emmons (Vice Chair)		X	X			
Fowler						X
Gilbreath			X			
Manley	X		X			
McAuliffe						X
Milesnick (Alt. 2)			X			
Warren			X			
Cline (Chair)			X			

PUBLIC HEARING

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.

The Board voted on the motion of Mr. Manley seconded by Mr. Emmons to grant the requested Bulk Variances. The vote record follows.

<i>Roll Call: LEAH WEST Block 42, Lot 6 – Bulk Variances</i>						
Member	Motion	2nd	Yes	No	Concur	Absent
Buchanan (Alt. 1)			X			
Emmons (Vice Chair)		X	X			
Fowler						X
Gilbreath			X			
Manley	X		X			
McAuliffe						X
Milesnick (Alt. 2)			X			
Warren			X			

Cline (Chair)			X			
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WORKSESSION – REVIEW/DISCUSSION OF APPLICATION PROCEDURES

Completeness delegated to Rob O’Brien

PLANNING BOARD UPDATE – Chairman Cline reported that the Planning Board met two days ago. They discussed a Sidewalk Assessment Walk. There are no new applications in the pipeline.

PROFESSIONAL BILL LIST

Chairman Cline read the escrow items from the Bill List.

<u>NON-ESCROW BILLS</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
Parker McKay, P.A. (Legal)	3158007	2/15/23	\$136.00

The Board voted on the motion of Ms. Gilbreath, seconded by Mr. Emmons to authorize payment of the non-escrow bill. The vote record follows.

<i>Roll Call: Payment of General Legal Non-Escrow bill</i>						
Member	Motion	2nd	Yes	No	Concur	Absent
Buchanan (Alt. 1)			X			
Emmons (Vice Chair)		X	X			
Fowler						X
Gilbreath	X		X			
Manley			X			
McAuliffe						X
Milesnick (Alt. 2)			X			
Warren			X			
Cline (Chair)			X			

<u>ESCROW BILLS</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
Parker McKay, P.A. (Legal)			
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

Parker McKay, P.A. (Legal)

Friends of Locktown Stone Church	3156842	1/11/23	\$51.00
GTG Builders	3156841	1/11/23	\$51.00

The Board voted on the motion of Ms. Gilbreath, seconded by Mr. Emmons to approve payment of the escrow bills. All were in favor, none opposed and no abstentions.

ADJOURNMENT

A motion was made by Mr. Emmons and seconded by Mr. Milesnick and the meeting was adjourned at 9:29pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were approved on May 11, 2023.