

BOARD OF ADJUSTMENT
OF
TOWNSHIP OF KINGWOOD



Address Reply To:

Secretary
P.O. Box 199
Baptistown, New Jersey 08803-0199

August 12, 2009
MINUTES

M.L. Haring, chairwoman, called the meeting to order, at 7:30 pm.

PRESENT:

B. Grossman
M.L. Haring
P. Stepanovsky
C. McBride
T. Decker, eng

D. Stryker
D. Pierce, atty
J. Laudenbach
B. Wilson, sec

ABSENT:

D. Hewitt

In order to ensure full public participation at this meeting, all members of this Board, and members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk, and further, all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

The 48 hour requirements of the Sunshine Law have been met. Notice of this hearing has been advertised in the Democrat. Copies of this notice were posted in the Kingwood Township Municipal Building and filed with the Municipal Clerk. The Board of Adjustment proceedings close at 10:30 pm.

MINUTES:

The April 8, 2009 minutes were approved with a motion by B. Grossman, seconded by J. Laudenbach. On roll call to vote.

Aye: B. Grossman, M.L. Haring, C. McBride, J. Laudenbach, D. Stryker,
P. Stepanovsky.
Absent: D. Hewitt
Abstain: None

The May 13, 2009 minutes were approved with a motion by J. Laudenbach, seconded by B. Grossman. On roll call to vote.

Aye: B. Grossman, M.L. Haring, C. McBride, J. Laudenbach,
P. Stepanovsky

Absent: D. Hewitt
Abstain: D. Stryker

The June 10, 2009 minutes were approved with a motion by P. Stepanovsky, seconded by C. McBride. On roll call to vote.

Aye: B. Grossman, M.L. Haring, C. McBride, J. Laudenschick, D. Stryker, P. Stepanovsky
Absent: D. Hewitt
Abstain: None

RESOLUTIONS:

None

NEW BUSINESS:

Determination of Completeness:

Maggie Lenox, Block 30, Lot 2 – moved to September meeting.

William W. Spinks, Block 1, Lot 7.07 - a variance so as to permit the construction of a deck onto an existing residence that encroaches on the side yard setback. A previous application for relief was filed & approved on June 14, 2000. The property is located on 1297 County Rd 519, Frenchtown, N.J., in the AR-2 Zone.

Mr. Spinks the Board that he would like to replace the deck, the new doesn't encroach further into the set back. This application if a different project than what the Board approved in 2000.

Tom Decker, engineer, informed the Board that enough has been presented, the application is pretty straight forward he's removing the existing and a new one put in with no further encroachment.

No questions from Board members C. McBride, J. Laudenschick, D. Stryker, B. Grossman, M.L. Haring.

P. Stepanovsky asked the location of the clean out for the septic.

P. Stepanovsky moved to deem this application complete, seconded by B. Grossman. On roll call to vote.

Aye: B. Grossman, M.L. Haring, C. McBride, J. Laudenschick, D. Stryker, P. Stepanovsky
Absent: D. Hewitt
Abstain: None

Robert S. Maurer, Block 51, Lot 45 - a variance from the Terms of Articles & Sections 132-50 (f) of the Zoning Ordinance of Kingwood Township so as to permit the installation of a 45' steel monopole supporting a wind generator. The property is located on 165 Byram Lane, Stockton, N.J. 08559, in the AR-2 Zone.

After discussion it was noted that the following items needs to be submitted:

1. Key map. Showing surrounding properties.
2. Revised plat showing structures on surrounding properties.
3. Distance from proposed wind generator to structures on surrounding properties.
4. Distance from proposed wind generator to existing deck.
5. Distance between the house and overhead wires to rear of lot.
6. Foundation plan signed and sealed by a NJ Professional Engineer.

The above items need to be submitted to the Board Secretary 10 days before the next meeting which is September 9, 2009.

P. Stepanovsky moved to deem the application complete upon the submission of the above noted items, seconded by J. Laudenbach. On roll call to vote.

Aye: B. Grossman, M.L. Haring, C. McBride, J. Laudenbach, D. Stryker,
P. Stepanovsky
Absent: D. Hewitt
Abstain: None.

COMMUNICATIONS/REPORTS:

Borough of Frenchtown, July 2, 2009- Ordinance #670,671,672-passed
Borough of Frenchtown-July 2, 2009 – Ordinance #678.
NJ Planner-May/June 2009
Hunterdon CADB Creates Local Farm Market Directory.
Delaware Township – July 6, 2009 – Ordinance #2009-17LU.
Invitation to all Volunteers of Kingwood Township.

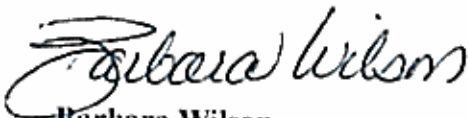
OPEN TO PUBLIC:

Mr. Spinks had a question about his application regarding going forward with the hearing since he notified property owners within 200ft and advertised. D. Pierce noted that the notice was not put in the Democrat which is the official newspaper. The Board decided that they would not stray from their procedures.

P. Stepanovsky asked the Board secretary to pull the file on Walnut Pond. He noted that he believes that they were not granted permission to have an apartment on the property.

ADJOURNMENT:

B. Grossman moved to adjourn, seconded by D. Stryker.. The meeting adjourned at 8:30pm. All in favor.



Barbara Wilson
Secretary
Board of Adjustment
Kingwood Township