

**BOARD OF ADJUSTMENT
OF
TOWNSHIP OF KINGWOOD**



**JANUARY 13, 2010
MINUTES**

Address Reply To:

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

B. Wilson, secretary called the meeting to order at 7:30 pm.

PRESENT:

J. Laudenbach	D. Stryker
B. Grossman	D. Hewitt
M.L.Haring	D. Pierce, atty
P. Stepanovsky	T. Decker, eng
B. Wilson, sec	C. McBride

ABSENT:

None

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.

RE-ORGANIZATION:

B. Grossman nominated M. L. HARING FOR CHAIRMAN, seconded by P. Stepanovsky. P. Stepanovsky moved that nominations be closed, seconded by J. Laudenbach. Roll call to vote.

AYE: B. Grossman, C. McBride, J. Laudenbach, D. Hewitt, P. Stepanovsky,
D. Stryker, M. Przystup

ABSTAIN: M.L. Haring

ABSENT: None

D. Hewitt nominated P. STEPANOVSKY FOR VICE-CHAIRMAN, seconded by D. Stryker. C. McBride moved that nominations be closed, seconded by B. Grossman. Roll call to vote.

AYE: B. Grossman, C. McBride, J. Laudenbach, D. Hewitt, D. Stryker, M.L. Haring,
M. Przystup

ABSTAIN: P. Stepanovsky

ABSENT: None

B. Grossman nominated THOMAS DECKER from the office of VanCleaf Engineering Assoc. for the Board of Adjustment ENGINEER, seconded by J. Laudenbach. C. McBride moved that nominations be closed, seconded by J. Laudenbach. Roll call to vote.

**AYE: B. Grossman, C. McBride, J. Laudenschach, D. Hewitt, P. Stepanovsky, D. Stryker,
M.L. Haring, M. Przystup**

ABSTAIN: None

ABSENT: None

P. Stepanovsky made a motion that the Kingwood Township Board of Adjustment meetings for 2010 be held on the SECOND WEDNESDAY OF EACH MONTH AT 7:30 P.M., seconded by D. Hewitt. Roll call to vote.

**AYE: B. Grossman, C. McBride, J. Laudenschach, D. Hewitt, P. Stepanovsky, D. Stryker,
M.L. Haring, M. Przystup**

ABSTAIN: None

ABSENT: None

B. Grossman made a motion that the OFFICIAL NEWSPAPER IS THE DEMOCRAT and the ALTERNATE PAPER THE COURIER NEWS seconded by D. HEWITT. Roll call to vote.

**AYE: B. Grossman, C. McBride, J. Laudenschach, D. Hewitt, P. Stepanovsky, D. Stryker,
M.L. Haring, M. Przystup**

ABSTAIN: None

ABSENT: None

MINUTES:

November 11th, 2009 and December 9th, 2009 not available.

RESOLUTIONS:

Tony Vacca, Block 6, Lot 24-Extension of Time.

Revise Resolution and remove the name of Eric Siano from page 2.

D. Hewitt made a motion to approve, seconded by P. Stepanovsky. On roll call to vote.

**AYE: B. Grossman, C. McBride, J. Laudenschach, D. Hewitt, P. Stepanovsky, D. Stryker,
M.L. Haring, M. Przystup**

ABSTAIN: None

ABSENT: None

INELIGIBLE: None

Robert Maurer, Block 51, Lot 45- Bulk Variance

Name misspelled on lead page.

J. Laudenschach made a motion to approve, seconded by B. Grossman. On roll call to vote.

AYE: B. Grossman, J. Laudenschach, P. Stepanovsky, D. Stryker, M.L. Haring

ABSTAIN: None

ABSENT: None

INELIGIBLE: C. McBride, D. Hewitt, M. Przystup

NEW BUSINESS:

Hearing:

Paul Smith, Block 37, Lot (s) 9 & 9.01-a variance so as to permit the construction of an addition to a single family dwelling. The existing dwelling lies within the 75' front yard setback (for a detached single family dwelling in the AR-2 Zone). The property is located on 223 Federal Twist Rd., Stockton, N.J.

Mr. Smith was advised that he would need to re-notify since he was unable to provide to the Board any proof of publication or notice served which is a jurisdictional requirement. The Board next meeting date is February 10th, 2010.

COMMUNICATIONS/REPORTS:

New Jersey Planning Officials-2010 Winter-Spring Agenda

2010-BOA Meeting and Submission Dates.

OPEN TO PUBLIC:

An officer from Galleria Construction informed the Board that they had appeared before the Kingwood Planning Board and was told that they would require a variance so they were asking for clarification.

D. Pierce explained that the Kingwood Ordinance prohibits cargo containers. After discussion the officer from Galleria Construction was informed that the Board cannot discuss this matter without an application being submitted the the BOA.

ADJOURNMENT:

C. McBride moved to adjourn, seconded by D. Hewitt The meeting adjourned at 8:35 pm. All in favor.

**Barbara Wilson
Secretary
Board of Adjustment
Kingwood Township**

*****Please note immediately following the above meeting Elaine Nieman conducted a municipal orientation.**