

**BOARD OF ADJUSTMENT  
OF  
TOWNSHIP OF KINGWOOD**



Address Reply To:

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

**July 14, 2010  
MINUTES**

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

**PRESENT:**

B. Wilson ,sec            P. Stepanovsky  
M.L.Haring                D. Pierce, atty  
T. Decker, eng (7:30) D. Hewitt  
C. McBride

**ABSENT:**

D. Stryker  
M. Przystup  
J. Laudenschach  
W. Grossman

**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.**

**RESOLUTIONS:**

**Tony Vacca – BL 6, Lot 24 and 24.01 – 6 month extension. D. Hewitt made a motion to approve, seconded by P. Stepanovsky. On roll call to vote.**

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

**Gail Ashley/Jeremy S. Delaney – BL 36, Lot 12 – bulk variance. D. Hewitt made a motion to approve, seconded by P. Stepanovsky. On roll call to vote.**

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

David Pierce explained to the Board members present that 4 members can open a meeting, for the approval of a Resolution the Board needs the majority, and for a use variance the affirmative vote of 5 members is needed.

**MINUTES:**

The June 9, 2010 minutes was approved with a a motion by D. Hewitt, seconded by P. Stepanovsky. On roll call to vote.

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

**NEW BUSINESS:**

**Determination of Completeness:**

**RYMS LLC, BL 50, Lot 9**-use variance so as to permit on a seasonal basis, from May to September, the storage of canoes, kayaks, and rafts and to allow customers of the Delaware River Tubing access to the Delaware River, relieving congestion that occurs at the Kingwood Boat Launch. The Delaware River Tubing feels that the legal use of the property will prevent trespass and other potential problems. The property is located on Route 29, Frenchtown, N.J.

Michael DeSapio, attorney for the applicant, asked to adjourn until next month so that he could review with his client the letter from the Boards' engineer dated July 9, 2010 and request any waivers in writing.

D. Hewitt made a motion to adjourn until next month, seconded by C. McBride. On roll call to vote.

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

**Ralph Celebre, BI 33, Lot 23** – bulk variance so as to permit an addition to an existing dwelling that lies within the 75' front yard setback for a detached single family dwelling in the AR-2 Zone. The property is located on 477 Byram Kingwood Rd., Frenchtown, N.J. 08825

Mr. Celebre informed the Board that he would like to add to the existing house and put a solar sun space (1 story addition) on the south side of the house, a screened porch on the back of the house and on the north side of the house a roofed porch and also where there's an existing vestibule, a one story entrance vestibule and make that a two story stairwell for the house. The building falls within the 75' front yard setback and so that is why he needs a variance in order to upgrade and bring the house up to modern conditions and make the additions. He also noted that in the plan there is an open roofed side breezeway to the garage which will remain open. There is an existing 3 car garage. He chose not to add an additional non compliance to the front of the existing dwelling.

M.L.Haring stated that it doesn't appear that he is encroaching any closer to the road in the front and the side.

D. Hewitt asked what the distance is from the addition in the back of the house and the existing well. He was informed that presently there is a bilko door and a set of stone stairs and it's right behind the stairs and the porch comes out exactly where those stairs end. They propose to keep that well right where it is.

D. Hewitt noted that typically the applicant shows the dimensions of the well and septic system. He (Celebre) can make that adjust in writing. (approximately 60' from septic to house)

M.L. Haring noted that the Board will need that.

D. Pierce noted that we would need revised plans because they are missing the dimensions of the additions and it looks on the first page of the plans by John Ringel that the roof extends out which Mr. Celebre noted that it's not going any further than the existing house. David Pierce noted that the Board would also need the distance from the right of way to the corners noted as well.

M.L.Haring asked if the outbuildings belong to him and was told that they do.

The house presently consists of four (4) bedrooms and after the additions there will be three (3) bedrooms.

P. Stepanovsky noted that on the 1<sup>st</sup> floor plans you show a sun room, study, screen porch, brick patio and are changing the existing mud room into stair cases and next to it is part of the new vestibule and on the 2<sup>nd</sup> floor it's the same dimensions as the old one except he's coming up with the staircase which Mr. Celebre stated is the same as the existing.

P. Stepanovsky asked if the existing enclosed porch will be incorporated into the kitchen on the east side and was told YES. The staircases now, in existence, will disappear (2).

P. Stepanovsky asked about a basement and was told that there's one a little over half of it and there will be an entrance to the basement and they are proposing a door from the outside that will go down to the basement as well as an entrance from the inside to the basement.

M.L.Haring noted that he's going from a 4 bedroom to a 3 bedroom and was told by Mr. Celebre that on the drawings the proposed 3<sup>rd</sup> bedroom is actually the attic.

P. Stepanovsky noted that the Board needs dimensions of the existing and new.

M.L. Haring asked if it's the attic section that they are putting a dormer out and was told by Mr. Celebre that it's the proposed Master bedroom and it will have cathedral ceiling with windows facing the south. Presently there is an attic in the house and they are proposing a third bedroom there.

David Pierce noted that he probably should apply to the HCHD to get a letter of jurisdiction.

The following needs to be addressed:

Submit revised plans to show the distance from the current dwelling and proposed addition to the well and the septic, also from the garage to the septic, dimensions from the current and proposed dwelling to the garage to include the dimensions of the additions that are proposed, to include the distance from the right of way line to the front corners of the house both existing and proposed, show the dimensions of the existing house and proposed, show the dimensions of the connecting breezeway-and show the distance from the house to the garage, key map (copy of tax map in relation to surrounding property).

D. Hewitt made a motion to deem this conditionally complete, seconded by C. McBride. On roll call to vote.

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

**Cellco Partnership d/b/a Verizon Wireless, Block 37, Lot 4** – has been adjourned to **August 11, 2010** at 7:30 pm without need for further notice. C. McBride will be recusing himself from this hearing.

The Board secretary will be calling the Board members absent this evening to determine if a quorum will be available for the August meeting..

#### **COMMUNICATIONS/REPORTS:**

HCPB- Re: Block 37, Lot 4

Kingwood Township minutes for: 5/13/2010

Delaware Township Ordinance #2010-06LU

D&R Canal Commission- Re: BL 33, Lot 23

Rutgers – Summer 2010-Continuing Studies

**OPEN TO PUBLIC:**

None

**ADJOURNMENT:**

D. Hewitt moved to adjourn, seconded by C. McBride.. The meeting adjourned at 8:15 pm. All in favor.

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