

**BOARD OF ADJUSTMENT
OF
TOWNSHIP OF KINGWOOD**



Address Reply To:

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

**JANUARY 12, 2011
MINUTES**

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

PRESENT:

J. Laudenbach
T. Ciacciarelli
M.L.Haring
P. Stepanovsky
L. Frank

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:

D. Hewitt nominated **M. L. HARING FOR CHAIRMAN**, seconded by P. Stepanovsky. P. Stepanovsky moved that nominations be closed, seconded by D. Hewitt. Roll call to vote.

**AYE: L. Frank, C. McBride, J. Laudenbach, D. Hewitt, P. Stepanovsky,
T. Ciacciarelli**

ABSTAIN: M.L. Haring

ABSENT: None

J. Laudenbach nominated **P. STEPANOVSKY FOR VICE-CHAIRMAN**, seconded by C. McBride. C. McBride moved that nominations be closed. Roll call to vote.

**AYE: L. Frank, C. McBride, J. Laudenbach, D. Hewitt, M.L. Haring,
T. Ciacciarelli**

ABSTAIN: P. Stepanovsky

ABSENT: None

C. McBride made a motion that the **Kingwood Township Board of Adjustment meetings for 2011 be held on the SECOND WEDNESDAY OF EACH MONTH AT 7:30 P.M.**, seconded by D. Hewitt. Roll call to vote.

**AYE: L. Frank, C. McBride, J. Laudenbach, D. Hewitt, P. Stepanovsky,
M.L. Haring, T. Ciacciarelli**

ABSTAIN: None

ABSENT: None

J. Laudenbach 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: L. Frank, C. McBride, J. Laudenbach, D. Hewitt, P. Stepanovsky,
M.L. Haring, T. Ciacciarelli**

ABSTAIN: None

ABSENT: None

MINUTES:

P. Stepanovsky noted that on the minutes for December 8, 2010, page 3, a second was omitted from the motion made to appoint David Pierce, from the law firm of Lindabury, McCormick, Estabrook and Cooper, to represent the KTZBOA attorney for the year 2011. D. Hewitt made the motion, seconded by J. Laudenbach. Roll call vote.

**AYE: L. Frank, J. Laudenbach, D. Hewitt,
P. Stepanovsky, M.L. Haring**

ABSTAIN: C. McBride, T. Ciacciarelli

ABSENT: None

RESOLUTIONS:

None

NEW BUSINESS:

None

COMMUNICATIONS/REPORTS:

Franklin Township-Ordinance 2010-12

Franklin Township-Ordinance 2010-10

Franklin Township-Ordinance 2010-11

Kingwood Township Ordinance No. 16-16-2010

The Board Secretary was asked to send a copy of the above ordinance to all the Board members.

HCPB-Coffee with the County on Wednesday February 23, 2011-RSVP by 2/18 – call (908) 788-1490

OPEN TO PUBLIC:

John Barczyk, Zoning Officer, was introduced to the Board. John asked that he receive a copy of the Board minutes. Thomas Ciacciarelli asked if it would be possible to give the Board a Zoning Report. John Barczyk mentioned that presently there are 4 or 5 outstanding code enforcement complaints. M.L. Haring noted that the Zoning Official usually attends the KTZBOA meetings.

Phil Lubitz, Mayor, wished everyone present a Happy New Year.

Lee Frank shared some information that he researched regarding solar farms. (from internet)

C. McBride suggested that the township make that part of their web page as a link.

D. Hewitt asked about how solar farms will be taxed and the roll back tax.

After discussion from the Board, Elaine Niemann, Philip Lubitz (from the audience) and John Barczyk (Zoning Officer) D. Pierce noted that the panels are not subject to tax.

Philip Lubitz, mayor, stated that the property would no longer be farmland.

ADJOURNMENT:

D. Hewitt moved to adjourn, seconded by C. McBride The meeting adjourned at 7:55 pm. All in favor.

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