

**BOARD OF ADJUSTMENT  
OF  
TOWNSHIP OF KINGWOOD**



*Address Reply To:*

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

**May 11, 2011  
MINUTES**

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

**PRESENT:**

D. Hewitt	L. Frank
M.L.Haring	D. Pierce, atty
P. Stepanovsky	J. Laudenschach
B. Wilson, sec	
T. Decker, eng	

**ABSENT:**

C. McBride  
T. Ciacciarelli

**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:**

None

**MINUTES:**

J. Laudenschach noted that his name was misspelled on the last page of the minutes.

D. Hewitt moved to approve the 3/9/11 minutes, with the above noted correction, seconded by P. Stepanovsky. On roll call to vote.

**Aye: L. Frank, J. Laudenschach, D. Hewitt, P. Stepanovsky, M.L. Haring  
Absent: C. McBride, T. Ciacciarelli  
Abstain: None**

D. Hewitt moved to approve the 4/13/11, seconded by J. Laudenschach. On roll call to vote.

**Aye: L. Frank, J. Laudenschach, D. Hewitt, P. Stepanovsky, M.L. Haring**  
**Absent: C. McBride, T. Ciacciarelli**  
**Abstain: None**

**NEW BUSINESS:**

**Hearing:**

**Christopher Wildgen/Chris' Citgo-Block 9, Lot 2.01-Interpretation and C(1) Non-use variance.**

Gaetano DeSapio, attorney, Frenchtown, N.J. has requested that the Board open the hearing and then adjourn and continue it to next month. The applicants' engineer is unable to attend due to medical problems.

The Board members have no problem with this.

D. Pierce, attorney, has reviewed the Affidavit of Notice, Notice served and published and found them to be adequate and the Board may open the hearing.

P. Stepanovsky moved to adjourn the meeting to next month, June 8, 2011, seconded by D. Hewitt. On roll call to vote.

**Aye: L. Frank, J. Laudenschach, D. Hewitt, P. Stepanovsky, M.L. Haring**  
**Absent: C. McBride, T. Ciacciarelli**  
**Abstain: None**

M. L. Haring announced to the audience that the applicant will not need to re-notify.

**Garden Solar, LLC-BL 12, L 16 & 16.01-Final Site Plan**

M.L. Haring and P. Stepanovsky recused themselves.

D. Pierce explained to David Hewitt, acting chairman, that the applicant is here for Determination of Completeness for their application for Final Site Plan.

Walter Wilson, attorney, is here this evening on behalf of Garden Solar, LLC and it's co-applicant Frenchtown Solar 1, LLC.

T. Decker noted that they are here for Completeness for Final Site Plan and from a site plan standpoint most of the site plan checklist items have been resolved and as far as the preliminary they have satisfied the conditions of preliminary approval. They have asked for a number of waivers and from a plan standpoint the application is complete.

D. Pierce informed the Board that they need to act on the waivers first before they deem the application to be complete.

D. Pierce noted the following waivers that need to be acted on are as follows: Checklist Items # 45,47,49,50,53,54,56,57,59,62 (already provided)

L. Frank moved to approve the above noted waivers, seconded by J. Laudenschach. On roll call to vote.

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

J. Laudenbach moved to deem the application complete, seconded by L. Frank. On roll call to vote.

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

D. Pierce suggested that they come for Final approval in July.

**COMMUNICATIONS/REPORTS:**

None

**OPEN TO PUBLIC:**

Russell Oakes would like to get a Helistop approved. After discussion Russell was informed that a conditional use variance application will need to be submitted to the Board. Russell would like this as simple as possible. Procedure was explained to Russell Oakes.

L. Frank informed the Board that he has received his Certificate.

**ADJOURNMENT:**

D. Hewitt moved to adjourn, seconded by J. Laudenbach. All in favor. The meeting adjourned at 8:03 pm.



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