

**BOARD OF ADJUSTMENT  
OF  
TOWNSHIP OF KINGWOOD**



Address Reply To:

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

**June 8, 2011  
MINUTES**

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

**PRESENT:**

D. Hewitt  
M.L.Haring  
P. Stepanovsky  
B. Wilson, sec  
T. Decker, eng

L. Frank  
D. Pierce, atty  
J. Laudenbach  
T. Ciacciarelli

**ABSENT:**

C. McBride

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:**

D. Hewitt moved to approve the 5/11/11 minutes, seconded by P. Stepanovsky. On roll call to vote.

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

**Absent: C. McBride,**

**Abstain: None**

**NEW BUSINESS:**

**Hearing:**

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

The applicants attorney has requested that this be adjourned until the July 13<sup>th</sup>, 2011 meeting.

**Determination of Completeness:**

**Russell V. Oakes II-BL 14, L 28.01-** use variance (D1) so as to permit a 40x40 Helistop on an area of lawn to land a helicopter. No structure is to be built and no change will be made to the property which is located on 140 Horseshoebend Rd., Frenchtown, N.J. 08825, in the AR-2 Zone.

Tom Decker, Board engineer, submitted a letter dated June 7, 2011 addressing documents submitted and checklist items (page 2) not provided. In his opinion, the Board may deem the application complete granting waivers for completeness purposes only. Tom Decker also noted that there is enough information for the Board to discuss the proposed use on the property. The technical items are there.

M.L.Haring noted that the Board will need the Current Tax Map with surrounding owners and the distance from the 40x40' to the existing buildings.

D. Hewitt noted that the Board needs the location of the well and septic shown.

J. Laudенbach noted that distance to the property line needs to be shown.

P. Stepanovsky noted that the Key Map should be provided and M.L. Haring noted the distance to the main road needs to be shown.

J. Laudенbach asked about the existing helipad and was informed by Russell Oakes that it's located approximately 600 yards away and has been abandoned.

No other questions from the Board.

D. Pierce noted that the Board will need to address the waivers first.

L. Frank made a motion to grant the following waivers- **Items #3, 5, 6, 7, 8, 9, 10, 11, 13, 14, 18, 21, 23, 34 and #44**, seconded by J. Laudенbach. On roll call to vote.

**Aye: L. Frank, J. Laudенbach, D. Hewitt, P. Stepanovsky, T. Ciacciarelli,  
M.L. Haring**

**Absent: C. McBride**

**Abstain: None**

J. Laudенbach moved to deem the application complete providing the additional information to the Board Secretary 10 days before the hearing date, seconded by P. Stepanovsky.

On roll call to vote.

**Aye: L. Frank, J. Laudенbach, D. Hewitt, P. Stepanovsky, T. Ciacciarelli,  
M.L. Haring**

**Absent: C. McBride**

**Abstain: None**

**COMMUNICATIONS/REPORTS:**

Borough of Frenchtown – Ordinance #698 and #699

**OPEN TO PUBLIC:**

People from the audience came forward voicing their objection to the Russell Oakes application and was informed by the Boards attorney that they may do so at the July 13, 2011 hearing.

**ADJOURNMENT:**

D. Hewitt moved to adjourn, seconded by J. Laudenbach. All in favor. The meeting adjourned at 8:01pm.



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