

**KINGWOOD TOWNSHIP  
BOARD OF ADJUSTMENT**

**MINUTES  
August 9, 2017  
7:30 PM**

**CALL TO ORDER**

The meeting was called to order by M.L. Haring at 7:30 PM.

**PRESENT:** J. Mathieu  
L. Frank  
M.L. Haring  
J. Laudенbach  
P. Stepanovsky  
D. Hewitt  
C. Ostergaard  
D. Pierce, Attorney

**ABSENT:**

**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.**

**Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act by publication of the notice in the Hunterdon County Democrat on December 29, 2016 and Courier News on January 9, 2017 also by telefaxing copies of the notice to the Express Times on January 9, 2017. Copies of the notice were also posted in the Kingwood Township Municipal Building on December 15, 2016. The Board of Adjustment proceedings close at 10:30 pm.**

**NEW BUSINESS**

M.L. Haring – Asked for comments or corrections to the June 14, 2017 meeting minutes. No concerns were noted.

It was moved by D. Hewitt, seconded by J. Laudenbach and carried to approve the minutes of June 14th, 2017. **On roll call to vote.**

**Aye:** J. Mathieu, L. Frank, D. Hewitt, J. Laudenbach, P. Stepanovsky, M.L. Haring,  
C. Ostergaard

M.L. Haring – Announced the Memorializing Resolution for Use Variance, Galleria Construction, Inc., Block 17, Lot 5.

P. Stepanovsky – Asked D. Pierce if the Board was approving both preliminary and final site plan at this time.

D. Pierce – Confirmed this resolution is describing what the application was for. Although they applied for both, the hearing last month was only for the Use variance. It is later stated in the resolution that the application was bifurcated.

P. Stepanovsky – Also noted the road frontage to be corrected on page #3.

D. Pierce – Acknowledged the correction to be made.

M.L. Haring – Called for additional corrections, comments or a motion for approval. No further comments were noted.

It was moved by D. Hewitt, seconded by P. Stepanovsky and carried to approve the Memorializing Resolution for Use Variance Approval, Galleria Construction, Inc., Block 17, Lot 5 with the change noted above. **On roll call to vote.**

**Abstain:** L. Frank

**Aye:** J. Mathieu, L. Frank, D. Hewitt, J. Laudenbach, P. Stepanovsky, M.L. Haring,  
C. Ostergaard

### **COMMUNICATIONS/REPORTS**

M.L. Haring – Reviewed the following communications and reports currently available:

June and July 2017 Zoning Reports;  
Bartels Letter, Block 6, Lot 41;  
Kingwood Township Committee Meeting Minutes of June 1<sup>st</sup> and June 27<sup>th</sup>, 2017;  
Borough of Frenchtown Memo;

### **OPEN TO THE PUBLIC**

M.L. Haring - Called for comments from the public.

Pasquale Casuscelli owner of Galleria Construction asked the Board for clarification regarding the submission of his site plan. Mr. Casuscelli questioned the Board if it was necessary to be deemed complete before the site plan meeting or could both approvals be done at the same meeting.

D. Pierce – Responded the application would need to be deemed complete first because the previous completeness review was only for the Use Variance portion and after review of the minutes it was clear there were several question regarding the site plan itself.

Mr. Casuscelli agreed and thanked the board.

**ADJOURNMENT:**

The meeting was adjourned with a motion by J. Mathieu, seconded and carried by D. Hewitt. **All in favor.** The meeting adjourned at 7:38 pm.

**Respectfully submitted,**

Kris Boxwell, Secretary