

**KINGWOOD TOWNSHIP
BOARD OF ADJUSTMENT**

**MINUTES
October 11, 2017
7:30 PM**

CALL TO ORDER

The meeting was called to order by M.L. Haring at 7:31 PM.

PRESENT:

L. Frank
M.L. Haring
J. Laudenbach
P. Stepanovsky
D. Hewitt
C. Ostergaard
D. Pierce, Attorney

ABSENT: J. Mathieu (*Late Arrival*)

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 – Announced Perini Properties, L.L.C. Memorializing Resolution and asked the Board for comments.

P. Stepanovsky – Noted a correction to be made on page #5, section #22. The word “sue” should be “use”.

It was moved by D. Hewitt, seconded by C. Ostergaard and carried to approve the Perini Properties, L.L.C. Memorializing Resolution with the correction noted above.

Absent: J. Mathieu

Abstain:

Aye: L. Frank, D. Hewitt, J. Laudenschlager, P. Stepanovsky, M.L. Haring, C. Ostergaard

COMMUNICATIONS/REPORTS

M.L. Haring – Announced the September 2017 Zoning Report. The number of permits denied on the report was questioned. It was requested that more information be provide on denials in the future.

M.L. Haring – Asked the Board for comments on this request.

All members agreed additional information would be helpful.

M.L. Haring – Announced the Kingwood Township Committee Meeting Minutes of September 7, 2017 were available.

M.L. Haring – Discussed the letter from Ms. Mauer’s. The explanation of an “Air B&B” was discussed. M.L. Haring stated she had no knowledge of a request for variances and it is not a permitted use. David Pierce agreed. The property size, number of bedrooms and the septic was discussed.

J. Mathieu – Explained that he drove to the properties today to see what was there Although he doesn’t know the owners, he explained that he has been on this properties within the past 10 years and it did not look anything like the photos presented. Detail’s of the property and its location in the Flood Plain was discussed. The history of zoning permits was questioned. Concerned public safety issue and if the current owner understands the repercussions of insurance coverage. Recommend the Construction Official and Zoning Officer investigate the situation. It is the Boards obligation to follow up now that the Township has been put on notice.

M.L. Haring – Questioned if the Zoning Officer had received a copy of the letter.

K. Boxwell – Agreed to ensure it was communicated.

M.L. Haring – Asked to bring up a search the property online from the meeting room computer to view the pictures of the property on line. Pictures viewed of the property were from 2014 at the time of sale showing the bottom work of house already done. The link provide in the letter no longer works and could not accessed.

D. Pierce – Suggested the Board of Adjustment refers this situation to the Zoning Officer and Code Enforcement Officer. He explained at that point it would be the Township’s responsibility

to follow up on the situation. It was suggested the Board Secretary write a letter for this request and also to Ms. Mauer's to acknowledge the receipt of her complaint.

J. Mathieu - Questioned if a resolution is in order.

D. Pierce – Suggested it is a good idea. The resolution would be for a Motion to refer Ms. Mauer's letter and complaint to the Zoning Office and Code Enforcement officer for investigation.

It was moved by D. Hewitt, seconded by L. Frank and carried to approve a resolution to refer Ms. Mauer's letter and complaint to the Zoning Officer and Code Enforcement Officer for an investigation.

Abstain:

Aye: L. Frank, D. Hewitt, J. Laudenbach, P. Stepanovsky, M.L. Haring, C. Ostergaard,
J. Mathieu (*attended meeting late*)

OPEN TO THE PUBLIC

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

Maureen Syrnick introduced herself as the Chairwoman of the Kingwood Township Planning Board and came to meet everyone on this Board.

J. Mathieu – Announced that Maureen Syrnick is the Republican Candidate for Township Committee.

ADJOURNMENT:

The meeting was adjourned with a motion by J. Mathieu, seconded and carried by D. Hewitt. **All in favor.** The meeting adjourned at 7:54pm.

Respectfully submitted,

Kris Boxwell, Secretary