

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING  
HELD MAY 22, 2018**

**CALL TO ORDER:** Chairwoman Murphy called the meeting to order at 7:00 p.m. and read the following Statement of Compliance:

**STATEMENT OF COMPLIANCE:** Pursuant to the Open Public Meeting Act, Chapter 231, P.L. 1975, adequate notice as defined in Section 3D of Chapter 231 P.L. 1975 was made to the New Jersey Herald, and a copy is posted on the bulletin board at the Hardyston Township Municipal Building.

**ROLL CALL:**

Candace Leatham – Present  
Jim Homa – Present  
Ellis Marples – Present  
Jane L. Caiazzo – Present  
John Bazelewich – Present  
Richard Kell – Absent  
Mary Ann Murphy – Present  
Vally Cicerale – Absent  
Doug Grayson – Present

**FLAG SALUTE:** Chairwoman Murphy led the flag salute.

**OTHERS PRESENT:** Richard Briigliodoro, Esq., Michael G. Vreeland, P.E., P.P.

**APPROVAL OF MINUTES:** *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held March 27, 2018:* A motion to approve was made by Jim Homa seconded by Jane L. Caiazzo. There was no discussion. Roll Call: Candace Leatham – yes, Jim Homa – yes, Ellis Marples – yes, Jane L. Caiazzo – yes, John Bazelewich – yes, Mary Ann Murphy – yes. The motion carried.

**APPROVAL OF RESOLUTIONS:** There were no resolutions scheduled.

**APPLICATION:** ZB-4-18-1, Ceglia, Anthony and Patricia, “C” Variance, Block 17 Lot 21.02. Michael G. Vreeland, P.E., P.P., discussed completeness items and presented no objections to the matter proceeding. Anthony and Patricia Ceglia were sworn. Mr. Ceglia presented the subject request for relief stating his existing pole barn exceeds the height limitation by one foot-one inch. He stated he obtained permits for the structure from both the zoning and construction officials but was advised by Zoning Officer Stabile, post construction, that a variance was required. Patricia Ceglia testified that the zoning violation was received subsequent to their friend and neighbor being denied a zoning permit for the same structure. Board Engineer Vreeland presented that additional variance relief from §185-24 was required as the pole barn is in the front yard.

Exhibits A-1 ~ A-4 were submitted and identified by Mr. Ceglia as follows: A-1: photograph of pole barn structure and tree buffer taken in February 2018 from Rt. 517 looking at the subject property; A-2: photograph of the front of the pole barn taken in February 2018; A-3: photograph dated 2/10/18 showing measurement tape against the pole barn wall; and A-4: photograph taken in February 2018 from the subject property showing a silo and barn structure across the street. Board members reviewed the exhibits and discussed the matter. Mr. Ceglia opined that the structure conformed to the neighborhood scheme as other properties nearby had large structures. He confirmed that the structure is screened by a row of trees. Mr. Ceglia noted that he chose the location of the pole barn because he could not put it on the other side of the house because there would be no access to it. He stated the rear yard hosts the septic system and a wall that would need to be lowered. With regard to altering the pole barn structure to achieve conformity, Mr. Ceglia stated the structure would have to be reconstructed.

Chairwoman Murphy opened the meeting to the public. Mr. Bill Walsh was sworn. Mr. Walsh stated the applicant was issued both a building and zoning permit and there was a misunderstanding about the height of the structure. No other members of the public addressed the Board. The meeting was closed to the public.

Richard Briigliodoro, Esq., noted the structure was placed on a property with a large front yard with frontage on two public roads. He stated the pole barn was not in the front set back and was screened by vegetation. He stated there appeared to be no substantial impact to neighbors, the zone plan, or the zone ordinance. Board members discussed the matter.

A motion to approve the application with the stipulation that the pole barn have continuous vegetative screening was made by Jane L. Caiazzo and seconded by Jim Homa. Roll Call: Candace Leatham – yes, Jim Homa – yes, Ellis Marples – yes, Jane L. Caiazzo – yes, John Bazelewich – yes, Doug Grayson – yes, Mary Ann Murphy – yes. The motion carried.

**BILLS:** There were no bills scheduled for review.

**CORRESPONDENCE:** There was no correspondence scheduled for review.

**DISCUSSION:** There was no discussion.

**ADJOURNMENT:** A motion to adjourn was made by Candace Leatham seconded by Ellis Marples. All were in favor. The meeting ended at 7:40 p.m.

Minutes respectfully submitted by:  
/s/Anne-Marie Wilhelm  
Anne-Marie Wilhelm  
Land Use Administrator