

MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING HELD APRIL 23, 2019

CALL TO ORDER: Chairwoman Murphy called the meeting to order at 7:03 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 – Absent
Ellis Marples – Present
Jane L. Caiazzo – Present
John Bazelewich – Present
Mary Ann Murphy – Present
Vally Cicerale – Present
Doug Grayson – Absent

FLAG SALUTE: Chairwoman Murphy led the flag salute.

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

APPROVAL OF MINUTES: A motion to approve the *Minutes of the Hardyston Township Zoning Board of Adjustment Reorganization Meeting Held January 22, 2019* was made by Candace Leatham seconded by John Bazelewich. There was no discussion. Roll Call: Candace Leatham — yes, Ellis Marples – yes, John Bazelewich – yes, Mary Ann Murphy – yes. The motion carried.

A motion to approve the *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held January 22, 2019* was made by John Bazelewich seconded by Ellis Marples. There was no discussion. Roll Call: Candace Leatham – yes, Ellis Marples – yes, John Bazelewich – yes, Mary Ann Murphy – yes. The motion carried.

APPROVAL OF RESOLUTIONS: There were no resolutions scheduled.

APPLICATION: ZB-3-19-1, North Church Street, LLC, Certificate of Nonconformity, Block 62 Lot 20 — Megan Ward, Esq., appeared on behalf of the Applicant. Robert J. Hewitt, Owner/Applicant, and Douglas O. Dykstra, L.S., P.P., were sworn. Ms. Ward presented the applicant's requests for the following: a *Certificate of Non-Conforming Use* for a single-family residence constructed in approximately 1945 that is not permitted in the B-1 Zone; and for a *Certificate of Non-Conforming Structure* for a commercial building constructed in approximately 1945, which received a Hardyston Township 1985 Zoning Permit for a non-conforming use. Ms. Ward noted that the commercial building does not meet current front or side-yard setback requirements as the closest point is 16.6' from the right-of-way line and 30' – 40' is required; and the corner of the building is 24.6' from the boundary of the cemetery where a 25' setback is required.

Mr. Hewitt discussed the parcel's structures stating he intends to rehabilitate the single-family home using the current building's footprint. He confirmed he has no intention to expand the size of the structure, which will share access with the commercial structure. Mr. Hewitt also discussed his intentions for the use of the eight-bay commercial structure stating he will rent out units. He stated he might open an auto sales business as well. He stated parking would be located behind the building and enclosed within a fenced and gated area.

Board Attorney Briigliodoro discussed the parameters of the application. Michael G. Vreeland, P.E., P.P., confirmed that the certificates would not permit outdoor storage. It was noted that the scope of the hearing did not include site plan review and that the necessity of said review would be determined by the Zoning Official.

Chairman Murphy opened the meeting to the public. No members of the public addressed the Board.

A motion to approve the application for a *Certificate of Nonconformity* for the use and structure of the residential building and a *Certificate for a Nonconforming Structure* for the commercial building was made

by Ellis Marples seconded by Candace Leatham. Roll Call: Ellis Marples – yes, Jane L. Caiazzo – yes, John Bazelewich – yes, Candace Leatham – yes, Vally Cicerale – yes, Mary Ann Murphy – yes. The motion carried.

BILLS: A motion to recommend payment of the bill noted on the April 23, 2019 bill list was made by John Bazelewich seconded by Ellis Marples. All were in favor. The motion carried.

CORRESPONDENCE: There was no correspondence.

DISCUSSION: There was no discussion.

ADJOURNMENT: A motion to adjourn was made by Candace Leatham seconded by John Bazelewich. All were in favor. The motion carried. The meeting concluded at 7:40 p.m.

Minutes respectfully submitted by:

/s/ Anne-Marie Wilhelm

Anne-Marie Wilhelm

Land Use Administrator