

The regular meeting of the Delaware Township Board of Adjustment held on the noted date, was called to order by Chair Cline at 7:30 p.m., in Township Hall, Sergeantsville, New Jersey, as supported by the virtual meeting procedures via ZOOM.

PLEDGE OF ALLEGIANCE

STATEMENT

Chair Cline read a statement noting that the requirements of the Open Public Meetings Act had been met.

ROLL CALL

Present: Emmons, Fowler, Gilbreath, Kenyon, Manley, Warren, Cline

Absent: Buchanan, McAuliffe

Also present: Board Attorney Goodell, Board Engineer O'Brien, Board Planner Kyle

MINUTES: March 10, 2022

The Board discussed the minutes, noting changes and typographical errors. It was moved by Member Manley to approve said minutes. Member Gilbreath seconded the motion. Said motion was approved by voice vote, with an abstention by Member Fowler who stated that he will listen to the tape before the next hearing.

MEMORIALIZATIONS - none

APPLICATIONS

Brant Switzler, Block 55, Lot 2, use variance approval requested for tennis training facility, continued from 04.29.21 special meeting; and regular meetings of June 10, 2021 and July 8, 2021; continued from special meeting of July 22, 2021; adjourned from November 11, 2021 and February 10, 2022 meetings; continued from the March 10, 2022 meeting.

Ms. Erica Edwards was present to represent the applicant. Ms. Edwards stated that the applicant would continue with three witnesses. Mr. Jim Hill is present, he is the civil engineer and will respond to the most recent letter of Board Engineer O'Brien. Mr. C. Brant Switzler is present and is to present testimony based on his tennis experience. The applicant will be the last witness of the evening.

Mr. Simon was present to cross-examine, he noted that due to his wife's positive covid test, he is present virtually. He stated that he would cross examine each witness, one by one.

Mr. James Hill was present. It was noted that he has been sworn in and is still under oath. Mr. Hill stated that he wishes to respond to the review letter from Board Engineer O'Brien, dated January 30, 2022. Mr. Hill stated that he has gone through the entire site plan and has modified the plans to accommodate the architect's details. He noted that the plan was submitted on July 9, 2021.

Mr. Hill stated that per the O'Brien memo, page 3, the "site plans have been revised to depict all parking areas to be Presto-GeoPave product with the exception of the ADA spaces." Mr. Hill noted that all ADA areas will be paved areas.

Item 2 on page 3 of the O'Brien memo was addressed, "Turning template for a straight bed fire truck has been added to the plan."

Mr. Hill stated that on page 4 of Mr. O'Brien's memo, "the light detail on sheet C-7 indicates a proposed mounting height of 14 feet from finished grade to the center of the light source." Also addressed, "the dimensions for a typical spacing distance between the fixtures has been added to the plan."

Mr. Hill noted that the minimum average candle plan and any other changes made at tonight's hearing or future hearings will be on the revision.

Mr. Hill noted that on page 5 of Board Engineer O'Brien's report there is the notation that the parking has been reduced and this revision was done on the plan dated July 9, 2021.

Mr. Hill noted that drainage issues were addressed. "The Drainage Report has been revised and identifies all nine (9) nonstructural strategies required by NJAC 7:8-5.3. However, in addition to identifying the nine (9) nonstructural strategies, the applicant is required to prepare the NJDEP Low Impact Development checklist and the Nonstructural Strategies Point system (NSPS) spreadsheet and incorporate it into the Drainage Report. Mr. Hill stated that he owes a portion of the stormwater report, needing updated information.

Mr. Hill stated that the height of the building and lot acreages still need to be corrected in the narrative sections of the report.

Mr. Hill agreed that there are corrections to be made to the Agricultural Soils report on page 6.

Mr. O'Brien asked Mr. Hill about the prime and statewide importance soils. Mr. O'Brien noted that the Lansdale (III) soil is over in the amount of disturbance. He noted that the report should include information that agricultural plantings will be used as farmland cover, per the NRCS. Mr. Hill noted that the long term farmland management plan will note a meadow cover to be taken up to every building and road, per the Board conditions and in agreement with the Department of Agriculture.

Chair Cline noted that if a power line goes through, the land is dug and replaced with subsoil on top. Chair Cline stated that the prime soils should be maintained on the surface and not covered over. Mr. Hill stated that the idea is to put back that which was taken away. He noted that it might not be the same exact soil profile, but would be a farmland soil. Board Engineer O'Brien stated that the plan needs to show the exact percentages. Mr. Hill stated that those areas will be treated as farmland. Mr. Hill also noted that the Board's determinations need to be made before revisions can be put on the map. Mr. Hill noted that previous comments have been met.

There was a comment that any further subdivision on this property would be a major subdivision.

Member Emmons asked again about what soils would be disturbed. Mr. Hill stated that this information will be reviewed and reported upon.

Mr. Simon cross-examined Mr. Hill. Mr. Simon asked about clarification concerning the pavers. Mr. Hill stated that the entire parking lot will have geo pavers, except any ADA areas and except the vegetative islands. Mr. Hill stated that there are 36 spaces. Mr. Hill stated that he is not aware of any non-residential parking lots that consists of geopave materials. Mr. Hill stated that he knows of none in Delaware Township or Hunterdon County. He stated that South Jersey uses these pavers a lot. Mr. Hill noted that the drive aisles will also use pavers. Mr. Hill noted that the major portion of the driveway will be paved, unless the Board has a different requirement.

Mr. Hill stated that he is aware of a commercial lot, Zone Commercial 3, in Elizabeth that uses such pavers. He noted that this lot abuts Route 1.

Mr. Simon asked Mr. Hill if he is aware of any pervious asphalt products that could be used for this project. Mr. Hill stated that he is not, he noted that the ordinance is specific about gravel parking lots and the ordinance is a guide for these types of projects.

Mr. Simon questioned the soil data on pages 6 and 7 of Board Engineer O'Brien's memo, dated January 30, 2022. Mr. Hill stated that he needs a response from the Board as to what the Board wants before he can make any calculations. Mr. Simon asked if there is an ordinance provision concerning utility installations, wherein the same ground gets replaced on top of the sublayer of the fill. Mr. Hill stated that he is not sure of such a provision.

Mr. Simon asked if there is an ordinance provision to guide them. Mr. Hill stated that he is not sure.

(Clerk's note: §230-112. Lot grading and soil disturbance; §230-113 Soil erosion and sedimentation control)

Upon questioning, Mr. Hill stated that there is no designated walkway.

Mr. Simon asked if Mr. Hill is familiar with geo pavers. Mr. Hill noted that if pavers are not properly installed, there could be issues of "muddiness". Mr. Hill stated that the permeability requirements of the product will be met.

Mr. Hill discussed a possible subdivision. He noted that the plans have an exception area for a single-family home. He noted that pursuant to the Board's approval, 90% of that area will be farmland with a one-acre homestead.

There was a discussion about creating one more lot. Mr. Hill noted that the full proposal concerns both lots, Lots 2 and 2.03, and an exception area for one house. Mr. Hill noted that any subdivision would be a major subdivision. There was further discussion about the acreage that would be agricultural acreage dependent on the location of the exception area and the exclusion of any wetlands. Mr. Hill noted that there is no request for a major subdivision approval at tonight's hearing.

Ms. Edwards stated that this is a bifurcated application that was included in the notice. She noted that there is not a subdivision at this time. Ms. Edwards stated that she would check the notice for the wording of the notice.

Board Attorney Goodell noted that the Board could include the subdivision as part of this process.

Mr. Simon asked Mr. Hill about the placement of the tennis training facility. Mr. Simon questioned placing the tennis facility further back in the lot if there is not a major subdivision. Mr. Hill stated that he sees no reason not to move it further back, but he also noted that as an engineer, he did not consider that possibility. He noted that such a placement would put the facility further away from Sandy Ridge Road.

Board Engineer O'Brien stated that he had no questions of Mr. Hill.

Mr. Simon asked one further question about the restored land and how it would be actively farmed to produce a crop. Mr. Hill noted that there can be a long-term hay meadow as a permanent cover that would be beneficial to pollinators.

Ms. Edwards stated that the notice did not include a request for major subdivision approval. She noted that associated variance relief is sought and that the bifurcation was for the site plan.

Chair Cline asked Board Planner Kyle about the soil requirements. He noted that a variance would be needed to exceed the percentages of soil.

Mr. Charles Brant Switzler was sworn in. He stated that he is the father of the applicant and husband of the property owner. He noted that he has been involved with tennis all of his life.

Mr. C. Switzler stated that it is no coincidence that perennial tennis contenders come from year-round tennis training. He discussed impactful mentors and stated that he wanted to teach tennis at the age of 14. He stated that he has worked with premier tennis clubs in New Jersey, South Orange, Chatham, Racquet Club of Warren. He named some players that he trained that held local, state and national rankings. He noted that he even trained players that achieved world ranking. He noted that many of his players received college scholarships. Some names are Lisa Rosamelia, Joey Heldman, and Caroline Stoll.

Mr. C. Switzler stated that he developed an efficient system for teaching tennis lessons to a community, starting with gym classes in the local school. He noted that his courts were filled and that he produced State Champion teams at Watchung High School, for both men and women. He noted that he then worked at Hunterdon Central as a coach, with teaching duties. He noted that he went to the sending district schools to promote tennis programs. He further noted that when he started his program, he had 17 tennis players on the roster, with low cost lessons. He noted that when he left, there were 50 players trying out and that Central's teams won the Skylands Conference championships, considered the best tennis conference in the State.

Mr. C. Switzler stated the proposal is for a two-court training facility, with mentoring and teaching, and without commercial traffic. He stated that this proposal would provide top flight coaching to local kids in Delaware Township and that the building would fit in the rural area.

Chair Cline thanked Mr. C. Switzler for his commitment to tennis. Chair Cline asked about putting programs into clubs. Mr. C. Switzler stated that he started Warren Racquet Club with a partner and at its height they reached over 500 kids from the area over a year. He noted that when the Club was sold it became a commercial club without the focus on teaching and mentoring.

Mr. Tim Soltis of 9 Rittenhouse Road was present. He stated that he is a member of the Recreation Commission and thanked both of the Switzlers for their progress with youth and tennis workshops at Dilts. Mr. Soltis noted that many students have shown up for the tennis programs. He noted that the Recreation Commission is in favor of the proposal. Chair Cline noted that this time is for questions and that there will be another time for comments.

Mr. Simon thanked Mr. C. Switzler for his years of tennis service. Mr. Simon asked about the Millburn Indoor Tennis Club. Mr. C. Switzler stated that it no longer exists, that it has been closed almost forty years. Mr. C. Switzler stated that other clubs have supplanted this facility.

Mr. Simon asked about the Warren Racquet Club. Mr. C. Switzler stated that it is at 149 Mt. Bethel Road, a county roadway. He noted that it is in an industrial zone. He stated that when he ran the facility, he was teaching at Watchung Hills High School. He noted that this high school is in Warren Township, but was not sure which tennis group this high school is in; he thought it might be Group 4.

Mr. Simon asked about Delaware Township students on the Central team. Mr. C. Switzler stated that one student, Luke Bokach, is on the varsity team.

Mr. Simon asked about the ownership of the family property. Mr. C. Switzler stated that Lot 2 was given to his wife by her grandmother prior to 1994. He noted that the lot he lives on is his wife's, Lot 2.03. Mr. C. Switzler stated that his wife's family owns Lots 6, 7, 8, and 6.02. Mr. C. Switzler stated that this proposal was developed for this lot because his wife owns the lot. Mr. C. Switzler noted that if the proposal is approved, it is undecided at this time how the property may transfer or be leased.

Mr. C. Switzler stated that he is not involved with financing of this project. He noted that their family has been approached by solar companies for the development of a solar array on this property. He noted that numerous people are interested in the land, such as farmers who want to hay the fields. He noted that there are electric lines that run through the property. Mr. C. Switzler stated that he is not aware of any residential developers who are interested in the property.

Mr. Simon asked about selling the property and developing the project elsewhere. Mr. C. Switzler stated that this possibility was explored, but that the family does not want to sell the land. When asked about farmland preservation, Mr. Switzler stated that they have not explored this project fully, he noted that the family is hopeful that the application is successful.

Mr. Simon asked about moving the facility further from Sandy Ridge Road. Mr. C. Switzler stated that he is not aware of efforts to shift the location. He noted that he did not come up with the plans. He further noted that the proposal is to keep the driveway as short as possible and was not aware of any other reason for the exact proposed location.

Chair Cline asked that Mr. C. Switzler stick to his tennis testimony.

Mr. Simon asked Mr. C. Switzler about the proposed tennis facility. Mr. C. Switzler stated that most facilities include weight rooms and other services to develop tennis players. When asked about the residence, Mr. C. Switzler stated that the applicant will address that. Mr. C. Switzler stated that the Watchung facility had a house on the premises. He noted having this person available was helpful to the facility, to “keep an eye” on the facility.

Mr. Simon asked about marketing studies that are used for financing requests. Mr. C. Switzler stated that he is not aware of any for the proposal.

Mr. Simon asked about the comparison between tennis training and an indoor club. Mr. C. Switzler stated that an indoor club makes money by selling court time to the public. He noted that a training facility uses the facility to provide time/space for training. Mr. C. Switzler stated that there might be open time, but not seasonal time, meaning a time reserved for a whole season.

Mr. Simon asked if Mr. C. Switzler is aware of any property in the immediate area with night time activity and commercial lights. Mr. C. Switzler stated that he is not aware of any investigations on this topic.

Mr. Simon asked about the planner’s statement that certain lands related to the proposal will be preserved. Mr. C. Switzler does not know the details.

Member Fowler recognized the experience of Mr. C. Switzler and his development of regional tennis clubs and groups. Member Fowler further noted that tennis is growing and becoming a strong team sport in the area. Member Fowler asked how this compares to other sports. Mr. C. Switzler stated that the USTA (Tennis Association) runs tournaments at different levels which are done by age groups on a regional basis. Mr. C. Switzler stated that he thought that the proposed facility would reach neighboring municipalities. Mr. C. Switzler noted that when he started his program in Warren, it was with 25 beginner classes and one intermediate class. He noted that advanced players usually do not sign up. He noted that when some top older players did join, it helped to promote the sport for the younger players. He noted that the bulk of national players that he developed started at the age of 6 or 7, at his facility. He noted that he was not involved with many USTA tournaments. He noted that it takes about ten years for a tennis player to develop to tournament level, some may develop in seven years. He noted that strong players can travel far for national events, such as Texas, Michigan, and Florida.

Member Kenyon asked about the primary source of revenue when he started. Mr. C. Switzler stated that at the outset, using Warren as an example, the bulk of money was from the beginners. He noted that as the mix of levels changed, the revenue reflects that change. He noted that the beginning level, a lot of work is done with ball machines because the key is to hit multiple times and it is more efficient to use machines. He noted that if there are three ball machines per court there can be up to six people per court. When asked about subsidized lessons for residents, he noted that owners can control those decisions.

Chair Cline thanked Mr. C. Switzler for his testimony. Mr. C. Switzler stated that all his son has ever wanted to do is teach tennis. Chair Cline stated that he is concerned that there would be a lack of players. Mr. C. Switzler stated that with good teaching, there is no decline. Mr. C. Switzler stated that when he went from the Warren Racquet Club to Copper Springs, he followed the same approach and got the same results.

Mr. Simon asked about Copper Springs. Mr. C. Switzler stated that it has six indoor courts. Mr. C. Switzler stated that he was teaching at Warren until its ownership changed. He noted that the owner of Copper Springs contacted him and he was able to fill the club with tennis teaching.

Mr. Simon noted that there is interest in tennis, but that there are lots of activities from which to choose. Mr. C. Switzler stated that there is nothing like tennis.

There was a five minute break.

Mr. Brant Switzler has been previously sworn in. He stated that he would like to address some comments and clarify some points. He noted that his father spoke about the interest in tennis. He noted that in the fall, he and his father did some volunteer work with local kids and worked with 25 kids and four adults. Mr. Switzler noted that many of these students expressed interest in private coaching but would have to go to the facility in Princeton at which he has leased time.

Mr. Switzler stated that over the course of his career, he has worked with Delaware Township students, he named ten or so individuals. Mr. Switzler stated that he does specialize in high performance and has not had any such players from Delaware Township to this point. He noted that high performance players are those that want to get to the highest level of tennis. Mr. Switzler stated that he has worked with players from the lowest to the highest levels. He stated that some of his players have gone on to Ivy League schools and that he has one player contending at the Division III level. Mr. Switzler stated that Delaware Township has the potential for such athletes in tennis.

Mr. Switzler discussed the facility. He noted that it is not unusual for living space to be attached, he gave Bucks County Racquet Club as an example. He noted that the pro shop would be a spot in the building where players can purchase grips, strings, rackets, shoes, etc., and will be behind the front desk, much like a wall display.

Mr. Switzler stated that the reason for the proposal on this property is because it is owned by the family and is suited for the use. He stated that he has a responsibility and love for the property and feels the generational weight of its care. He stated that the proposal was his idea and that he would love to have his kids raised in Delaware Township. He noted that the property is well suited. He noted that the roadways are suited, per the traffic engineer, supported by the board's traffic engineer. He noted that Dilts has larger parking lots than this facility will have. He noted that the facility is closer to county roads than Dilts Park is. He noted that he is not aware of any complaints about increased traffic when he and father did the volunteer recreational program.

Mr. Switzler stated that there are no properties in Delaware Township that allow tennis training facilities. He noted the economic concerns of maintaining this farmland. He stated that the family has been approached by

many farmers to hay these fields. He stated that it is imperative to keep the fields open to help the farmers. He noted that for farmers to maintain their livelihood, farmers need many fields.

Mr. Switzler stated that other options would have been easier. He stated that he chose this proposal and envisioned it for this community. He noted that this proposal is his personal vision and is reflected in his business name, Aboriginal Tennis, referencing a native American heritage. He noted that the word implies that this is from here and is staying here. Mr. Switzler stated that kids cannot find adequate coaching in this area and that he feels he can provide that level of coaching for Delaware Township, for kids, for adults, for anyone pursuing a better tennis level.

Chair Cline noted that Mr. Switzler has a good measure of his father's enthusiasm.

Chair Cline asked Board Planner Kyle about selling goods and the need for another variance. Mr. Kyle noted that this would be under the umbrella of the use variance and not a separate use.

Chair Cline asked about certification. He recognized Mr. Switzler as a professional and acknowledge his results. Mr. Switzler noted that he is capable of giving tennis lessons in this area and getting to smaller tournaments with players. He noted that any tennis pro in this area from four or five different clubs could get kids to an intermediate level.

Chair Cline stated his concern about kids coming in, then dropping out. Mr. Switzler stated that he does not expect that every kid will get to that level. He noted that the dedication for the higher level is intense. Mr. Switzler stated that he is interested in working with everyone, no matter what number of players move on. He noted that Title IX rated tennis as the number one female friendly sport. He noted that there is a Division I team for which all eight team members may have a full ride for college. He noted that there may not be a lot that achieve professional level.

Member Kenyon asked about student-player travel. Mr. Switzler noted that some students have traveled to Minnesota for a two-week training program. Mr. Switzler stated that he envisions this to be primarily a Delaware Township facility and that he wants to level up as many DT residents as possible.

Mr. Switzler noted that there is no Township property that has zoning that allows for tennis. He noted that to go elsewhere, the farm would have to be sold to have a facility for which he has full control of the training. He noted that being the owner is the catalyst to requesting the facility.

Member Manley stated that Mr. Switzler answered questions that have been hanging and that he did a good job.

Member Emmons stated that the planner said that if the residence is not occupied by Mr. Switzler, it would be limited to an employee. Mr. Switzler stated that an employee would not be required to live there.

Member Fowler asked about the planner's presentation concerning an eight-lot subdivision. Mr. Switzler stated that the applicant's team sat with the Planning Board professionals to understand the options for the property. He noted that the meeting was with Planning Board Engineer Roseberry and Planning Board Planner Dickerson. He stated that there has been some interest in the idea but that the family does not want to pursue a subdivision.

Member Fowler asked what is the alternate plan if the proposal is rejected. Mr. Switzler stated that they have thrown everything into this project, both financially and emotionally.

Member Fowler asked about moving the facility back further. Mr. Switzler stated that they wanted a proposal that does not create obstacles for the farmer. The remainder of the fields will be farmed, if the proposal is approved.

Member Warren noted that Mr. Switzler's passion is noticed.

Chair Cline asked about Cane Farm, as a commercial use property that could be used. It was noted that this property would still need a variance but would be in a location more related to commercial ventures. Mr. Switzler stated that the family already owns this property and that he wants a means to support his family.

Mr. Simon asked about the places that Mr. Switzler has leased coaching time. Mr. Switzler stated that he has worked at Winning Touch and Advantage behind the Marriott in Princeton. He has also worked at West Windsor Tennis Club. He noted that he has zero players from Delaware Township at either facility.

Mr. Simon asked if a person, not a member or client, could come in and use the pro shop, to which Mr. Switzler applied affirmatively.

Mr. Simon asked about the residents of the two-bedroom apartment. Mr. Switzler stated that he would live there but the possibility exists that he could someday own a house in which to raise his kids. Mr. Switzler stated that it is possible that the apartment could be vacant. Mr. Switzler stated that he feels the pressure of taking care of his older parents. He stated that he helps with the property, on Lots 2 and 2.03, with the yardwork, tree work, and other maintenance.

Mr. Simon asked about training a Delaware Township student. Mr. Switzler stated that he has one and that he uses a court in Montgomery for this individual. Mr. Switzler noted that he is a licensed tennis professional with USTA and USPTA. He stated that he has entry level qualifications and that once he has clients and a directorship role, other licenses could become available.

Mr. Switzler stated that he has about 30 high intensity training students, working out of Princeton and West Windsor. He noted that outdoor courts will become more available to provide more space for training.

Mr. Simon stated that the use variance runs with the land and if approved, stays in effect forever. Mr. Simon asked what happens when tennis is no longer viable. Mr. Switzler stated that the facility can be passed onto his children or explore some other option.

Mr. Simon asked about finance and construction. Mr. Switzler stated that he would like to keep this discussion between himself and his funder at this time. Mr. Switzler stated the type of membership club has not yet been determined. When asked, Mr. Switzler stated that having facility owners is a bad idea, per his father's experience. He noted that facility owners might not be vested in teaching tennis and might not agree with his philosophy. He stated that he has been approached by possible partners.

Mr. Simon asked about school populations in the area. Mr. Switzler stated that based on his father's experience with coaching at Central, the numbers exist to support a two-court tennis facility. Mr. Switzler stated that there have been no studies done.

Mr. Simon asked about court time. Mr. Switzler stated that most of the time is reserved for training or class time. He noted that he has reserved time at various facilities and that he has lessons with two high performance players. Mr. Switzler stated that players scheduled for classes would be using the gym or weight room, for which there would be a schedule.

Mr. Simon asked about guest parking. Mr. Switzler stated that the parking lot can support the business and the social life of the residents. Upon questioning, Mr. Switzler stated that if there is a class and one student has a party, that could be accommodated, but that birthday parties will not be available.

Jes Stahl of Dunkard Church Road was present. She asked several questions, eliciting the following information.

Mr. Switzler noted that the 25 attendees of the fall tennis program resulted from a single facebook post. He noted that the attendees were from DT. Ms. Stahl remarked that this sounds like interest.

Mr. Switzler noted that there have been five generations of family on the property, currently including his grandmother and his mom's brother.

Mr. Switzler noted that he has no farming experience and that he could not sustain the farm by farming it himself. He stated that he has no other career besides tennis.

Mr. Switzler stated that the family has had no direct conversations with any developer, but that they have received solicitation letters. He noted that the preliminary plan reviewed by the Planning Board Engineer resulted in a concept plan that would allow eight homes and that this concept is allowed within the current ordinance for this zone.

Mr. Switzler stated there would be less disturbance of the prime A-1 soils with the tennis court concept. He noted that with an eight-lot subdivision there would be more soil disturbance.

Mr. Switzler noted that the building is 140 feet by 120 feet, which is very comparable to horse training facilities in the area/Township. Mr. Switzler stated that he has not measured any other horse training facilities but believes the sizes of horse barns or facilities are comparable, or even larger.

Mr. Switzler stated that he sees the difference between a horse training facility and the tennis training facility as one using horses and one using tennis. He noted their similarities, both are sports, both train various ages of students, and both train at different levels. He noted that both are surrounded by farmland and that his family is willing to preserve farmland as part of this approval.

Ms. Stahl noted the variance runs with land, much like a recent Board approval of a use variance for a commercial facility on Dunkard Church Road that included many conditions. She wondered if Mr. Switzler is open to such conditions. Mr. Switzler stated that they are open to conditions to the use variance so as not to disturb neighbors.

Mr. Simon asked about the horse training at Van Dolah Stables. Mr. Switzler stated that this facility is within view of their house. He stated that he has heard music and has visually seen people entering and exiting the property, including vehicles with horse trailers. He stated that he has seen parking lot lights. He stated that he has not been to any events so he is unaware of the number of people who are there. He stated that he also does not know how many parking spaces there are. He stated that there is information about this facility online. He stated that he is unaware of the number of kids at the facility at a given time. He also stated that he is unaware of the number of kids at any of the Township horse facilities at a given time.

Dalia Hoffman was present. She questioned any other horse farm on a 17-foot lane. Mr. Switzler noted that on Sandy Ridge Road there is Holly Farm. He stated that as far as he knows it is a commercial farm. He noted that on the Holly Farm website that they have a horse rehabilitation pool and other amenities.

Ms. Hoffman asked about a decline in tennis interest and what would happen to the facility, concerning the possibility of the tennis facility becoming more commercial with greater traffic. Mr. Switzler stated that this would be difficult to predict, but noted that per the planner, the building could be refitted to an approved agricultural use, such as a horse barn or horse training ring.

Chair Cline noted that in previous testimony, it was stated that there would be no tournaments or high level competition. Mr. Switzler agreed and stated that the facility cannot host tournaments. He noted that there might be scrimmages during class, but no hosted events.

Member Fowler asked for verification of the primary focus. Mr. Switzler stated that his primary focus is training and that all else is ancillary, such as the pro shop, gym and weight room. He noted that he wants to raise his family in Delaware Township and would use the income from this use to support his family and the farm. He stated that in his discussion with numerous club owners, he is confident that he can make this work. He noted an analysis of expenses in comparison with Gina's World.

Member Kenyon asked about the business plan to get financing. Mr. Switzler stated that he needs the zoning requirement to get a quote. He stated that he has some idea of the costs and what it would look like to cover the debt and support the farm. He stated that he is confident that the operation will become solvent.

Barbara Berardo of Sandy Ridge Road was present. She noted that in the testimony it was stated that there could be eight kids on a pee wee court, with 16 on two. She noted that with horse training it is not likely that there would be one instructor with 16 kids on 16 horses.

Mr. Simon asked how getting a variance affects the cost of construction. Mr. Switzler stated that materials right now are in constant flux, so it is hard to determine what the costs will be until the time of construction, which is dependent on the variance.

Mr. Simon was asked about witnesses. Mr. Simon stated that he needs to wait to hear the complete case before determining the witnesses. He stated that Mr. Peter Steck will be present as a planner. Mr. Simon was asked to have a witness list ready at the next meeting.

Ms. Edwards stated that they will present a marketing witness at the next meeting. Mr. Simon stated that he will cross examine that witness. Mr. Simon stated that he thinks he can have his planning person available at the next meeting.

There was a scheduling discussion, based on individual availability. It was decided that there will be a special meeting on May 19. An engineering update was requested for May 9. Ms. Edwards stated that this is not required of the MLUL, but understands the benefit to all.

Ms. Edwards provided a time extension; no new notice is needed for the May 19 meeting.

Planning Board Update: Liaison Cline

Administrative Officer stated that the Quarry reclamation plan resolution of approval will be before the Planning Board on May 3, 2022.

Bill List

Bill List: Attorney Services – Parker McCay P.A.

General Zoning Matters
Through February 28, 2022, #3144255 \$86.40

Member Gilbreath made a motion to approve payment of this voucher. Member Fowler seconded the motion.

Roll Call Vote

Aye: Emmons, Fowler, Gilbreath, Kenyon, Manley, Warren, Cline
Nay: None
Absent: Buchanan, McAuliffe

Bill List: Attorney Services – Parker McCay P.A.

Escrow Charges
55/2, Switzler, #3144254 \$102.00

Bill List: Engineering Services – Van Cleef Engineering Associates, LLC
55/2, Switzler, #3935008-10 \$229.00

Member Fowler made a motion to approve payment of these vouchers from their respective escrow accounts. Member Emmons seconded the motion that was approved by voice vote.

Request purchase of new printer - \$185.00, to be divided in half, Planning Board and Board of Adjustment
Member Manley made a motion to approve this purchase. Member Gilbreath seconded the motion.

Roll Call Vote

Aye: Emmons, Fowler, Gilbreath, Kenyon, Manley, Warren, Cline
Nay: None
Absent: Buchanan, McAuliffe

Correspondence: retirement of Administrative Officer Klink, letter follows the minutes

ADJOURNMENT: 9:45 p.m.

It was moved, seconded, and unanimously carried to adjourn at the noted time.

Respectfully submitted,

Kathleen E. Klink,
Administrative Officer, Secretary

Kathleen E. Klink
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In 1978, my first child was born. I wanted to stay home but still have a little income. I applied for the Board of Adjustment position which came open when Ethel Lubach and her family were moving, as her husband was assigned to a new Methodist Church pastorship (the Boettner's took over the Sergeantsville Church). I was not hired, Linda Yasunas was, but she left after a month. I took the job, while continuing my part-time job with Acme Markets. I am saying good-bye after 44 years.

When I started with the Board of Adjustment, it was a very limited job, there were fewer applications. Dave Hoff was chair, he lived on Rosemont Ringoes Road. William Slosberg followed for ten years. Chuck Cline has been Chair since 1993.

Sunflower Stained Glass Studio, originally opposite the post office, met me at my house to go over their application! When I started teaching in 1985, I kept this small part-time job, which ballooned over the years – think about those cell tower applications!

In 1983, I became a member of the Environmental Commission, starting as an alternate. I became secretary in 1984, at an annual salary of \$150.00. I maintained my member status and resigned as secretary and member in 1985, when I started teaching. These secretaries followed: Judy Allen, Mimi Upmeyer, and for a few years, minutes had no signature on them. Gloria Schellhorn became secretary in 2000. In 1992, I rejoined the Environmental Commission as a member. Upon Schellhorn's retirement, I became secretary/member again, at an annual salary of \$1,200.00 in January 2013. In the years from 2013 until I retired from teaching in 2016, I was the School Liaison for the Environmental Commission. This resulted in many environmental programs for students. March on Litter is one of the EC's most successful programs – 2021 saw 128 volunteers and 19.2 miles cleaned up!

My Shade Tree Commission membership began when Ron Bibbo was Chair, I do not know the year! I have been a member since and have worked with Chair Bob Hornby on various documents and have gone to many classes to help maintain Shade Tree Commission certification.

In the meantime, I became the Certified Recycling Coordinator and the Certified Clean Communities Coordinator. The clean ups have been very rewarding, I am glad to have had the opportunity to reach so many people.

In 2016, I retired from teaching after 30 years, keeping the above jobs and adding Planning Board Administrator; following Judy Allen, very tall shoes to fill! I also became the COAH Administrator and a part-time Administrative Assistant.

In all of my time here at Delaware Township, I have been honored to do my best to help the residents of the Township. The variety of my jobs has given me much knowledge and experience which gave me more opportunities to be of help. Being connected to students and the youth of the Township gives me great hope for the future. Thank you to the residents of Delaware Township.

Per the Personnel Handbook, I am to provide three-months' notice of my retirement, putting my end date at July 14, 2022, three months from today, April 14, 2022. I am requesting payment of my unused sick time. I am also requesting that my exit interview be completed by the entire Township Committee and not just the personnel committee.

Sincerely,

Kathleen E. Klink