



Delaware Township
Hunterdon County, New Jersey
www.DelawareTwpNJ.org

Town Hall, 570 Rosemont Ringoes Road
P.O. Box 500, Sergeantsville, NJ 08557
FAX (609) 397-4893
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Board of Adjustment Agenda

October 13, 2022
7:30 pm

Hybrid Meeting to be held in Person and via ZOOM

<https://us06web.zoom.us/j/88903257623?pwd=M2ove1FwZE9ldmVmNUlRMmhSNFl6dz09>

Meeting ID: **889 0325 7623**

Passcode: **257785**

Dial by Phone +1 929 205 6099

A. PLEDGE OF ALLEGIANCE

B. NOTICE REQUIREMENTS

The Notice Requirements called for in the Open Public Meetings Act have been satisfied. Said Notice was transmitted to the Hunterdon County Democrat, The Times (of Trenton), and the Star-Ledger. Said Notice was posted in the Delaware Township Municipal Building and filed in the Board Office; all on January 18, 2022.

This agenda was posted on the bulletin board at Township Hall and on the Township website.

C. ROLL CALL

Buchanan, Emmons, Fowler, Gilbreath, Kenyon, Manley, McAuliffe, Warren, Cline

D. MEETING MINUTES

September 8, 2022

E. RESOLUTIONS/MEMORIALIZATIONS

ANTHONY AND PAULA ANASTASIO

Block 19, Lot 17,02,
Grant of Use Variance to convert an existing accessory building, built after 1982, to a second dwelling unit (§230-31).

F. PUBLIC HEARINGS

GTG Builders, LLC
Block 23, Lot 6

Applicant is seeking Use Variance, Preliminary and Final Major Site Plan Approval to construct four, two-bedroom apartments, each having an attached garage in the rear of the proposed building; and any other associated variances as need arises.

This application commenced on August 11, 2022 and was continued to October 13, 2022 without the need for further notice.

G. CORRESPONDENCE

1. Report dated June 2, 2022 prepared by Robert O'Brien, Board Engineering Expert re: GTG Builders, Inc.
2. Report dated August 4, 2022 prepared by James Kyle, Board Planning Expert re: GTG Builders, Inc.

H. PLANNING BOARD UPDATE – to be provided by Liason Cline

I. PROFESSIONAL BILL LIST

<u>PROFESSIONAL SERVICE</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
Van Cleef Engineering			
Escrow - GTG	3935016-4	9/15/22	\$2,068.00
Escrow - Anastasio	3935017-2	9/15/22	\$408.00
Parker McKay, P.A. (Legal)			
General Board Matters	3150721	8/11/22	\$374.00
General Board Matters	3152033	9/15/22	\$306.00
Escrow - Switzler	3150719	8/11/22	\$1,156.00
Escrow - Switzler	3152029	9/15/22	\$1,360.00
Escrow - GTG	3152030	9/15/22	\$663.00
Escrow - Anastasio	3152031	9/15/22	\$34.00
Escrow - Friends Locktown Church	3152032	9/15/22	\$238.00
Kyle McManus Associates, LLC (Planning)			
None.			

J. ADJOURNMENT