



**Delaware Township**  
Hunterdon County, New Jersey  
[www.DelawareTwpNJ.org](http://www.DelawareTwpNJ.org)

Town Hall, 570 Rosemont Ringoes Road  
P.O. Box 500, Sergeantsville, NJ 08557  
FAX (609) 397-4893  
(609) 397-3240

## **Board of Adjustment Annual Reorganization Agenda**

January 12, 2023  
7:30 pm

**Hybrid Meeting to be held in Person and via ZOOM**

<https://us06web.zoom.us/j/81391202073?pwd=SFB0UjY3Sm4vTktad2k3Y3MxY1ZjZz09>

Meeting ID: **813 9120 2073**

Passcode: **959442**

Dial by Phone **+1 929 205 6099**

**Access to documents pertaining to this meeting are accessible via the following Box Account link:**  
<https://app.box.com/s/91mceadnorgs4zi0em01g2lwx4ezgmgl>

### **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. OATHS OF OFFICE**

- 1) Mike Manley
- 2) Cullen McAuliffe
- 3) Scott Milesnick

### **D. ROLL CALL**

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

## E. NOMINATIONS AND ELECTIONS

	BOARD OFFICERS
1	Chairperson
2	Vice Chairperson

## F. APPOINTMENT OF BOARD PROFESSIONALS

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Steve Goodell, Esq.	Parker McKay
2	Engineer	Rob O'Brien, PE	Van Cleef Engineering
3	Planner	James T. Kyle, PP, AICP	Kyle, McManus Associates
4	Secretary provided by Township	Denise Filardo	Delaware Township
5	Newspapers for publication of legal notices	Hunterdon County Democrat, The Star Ledger and The Times of Trenton	New Jersey Advance Media New Jersey Advance Media The Time of Trenton Publishing Corp.

## G. RESOLUTIONS/MEMORIALIZATIONS

- 1) ANNUAL MEETING SCHEDULE NOTICE FOR 2023  
RESOLUTION NO. BOA-2023-0A
- 2) APPOINTMENT OF BOARD PROFESSIONALS FOR 2023  
RESOLUTION NO. BOA-2023-0B

## H. MEETING MINUTES

- 1) OCTOBER 13, 2022  
*Eligible Members:* Emmons, Fowler, Gilbreath, Manley, McAuliffe, Warren and Cline
- 2) NOVEMBER 10, 2022  
*Eligible Members:* Buchanan, Emmons, Gilbreath, Manley, McAuliffe and Cline

## I. REQUEST FOR EXTENSION OF TIME

- 1) ROGER AND HOLLY LOCANDRO  
Block 41, Lot 1.10  
Sandbrook Headquarters Road  
Applicant is seeking an Extension of the Time of the protection period for the Final Major Site Plan and Subdivision Approval of Phase II pursuant to N.J.S.A. 40:55D-52 and an Extension of the Time within which to obtain a construction permit.

## J. PUBLIC HEARINGS

1) FRIENDS OF THE LOCKTOWN STONE CHURCH, INC.

323 Locktown Sergeantsville Road

Block 8, Lot 1

Applicant is seeking a Use Variance to permit an Assembly Use along with Bulk Variance relief to construct a 702sf accessory building containing an ADA-accessible restroom, kitchenette and storage space.

2) 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 on October 13, 2022, then continued to December 8, 2022. The applicant was not ready to proceed on December 8, 2022 and asked the Board to carry the application to the January 12, 2023 meeting. The application was carried to January 12, 2023 without need for further notice.

## K. CORRESPONDENCE

- 1) Letter from John Lanza, Esq. dated November 28, 2022 re: Locandro.

## L. PLANNING BOARD UPDATE – to be provided by Liason Cline

## M. PROFESSIONAL BILL LIST

<u>NON-ESCROW BILLS</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
<b>Parker McKay, P.A. (Legal)</b>			
General Board Matters	3154441	11/14/22	\$459.00
General Board Matters	3155746	12/12/22	\$34.00
<u>ESCROW BILLS</u>	<u>INVOICE NO.</u>	<u>DATE</u>	<u>AMOUNT</u>
<b>Parker McKay, P.A. (Legal)</b>			
Friends of Locktown Stone Church	3154440	11/14/22	\$51.00
Friends of Locktown Stone Church	3155745	12/12/22	\$51.00
GTG Builders	3154438	11/14/22	\$731.00
Anastasio	3154439	11/14/22	\$578.00
Locandro	3155747	12/12/22	68.00
<b>Van Cleef (Engineering)</b>			
GTG Builders	3935016-6	12/01/22	\$748.00

**Kyle McManus Associates, LLC (Planning)**

Friends of Locktown Stone Church	3972	01/09/23	\$960.40
GTG Builders	3975	01/09/23	\$319.50

**N. ADJOURNMENT**