



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

Town Hall, 570 Rosemont Ringoes Road
P.O. Box 500, Sergeantsville, NJ 08557
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Board of Adjustment Agenda
September 8, 2022, 7:30 pm

Agenda posted in Town Hall and on Township website
Township Hall, Sergeantsville, NJ

This will be a hybrid meeting conducted in person and via ZOOM – Access Info below
<https://us06web.zoom.us/j/88605468566?pwd=TWRRvcXZnUGxBRIZ2WHZCTm5SOEdRQT09>

Meeting ID: 886 0546 8566 Passcode: 298336
Dial by your location: +1 929 205 6099 US (New York)

1. PLEDGE OF ALLEGIANCE

2. STATEMENT

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.

3. ROLL CALL

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

4. MEETING MINUTES

August 11, 2022

5. MEMORIALIZATIONS

None.

6. COMPLETENESS DETERMINATIONS

A. FRIENDS OF THE LOCKTOWN STONE CHURCH, INC.

323 Locktown Sergeantsville Road
Block 8, Lot 1

Applicant is seeking a Rear Yard Setback Variance to construct a new 707sf accessory structure which will include two (2) ADA compliant Rest Rooms, a small Multi-purpose Room with Kitchenette, a Utility Room and Storage Closet.

B. ANTHONY AND PAULA ANASTASIO

57 Upper Creek Road

Block 19, Lot 17,02

Applicant is seeking a Use Variance to convert an existing Accessory Building which was constructed after 1982, to a Dwelling Unit. (§230-31).

7. PUBLIC HEARING

ANTHONY AND PAULA ANASTASIO

57 Upper Creek Road

Block 19, Lot 17,02

Applicant is seeking a Use Variance to convert an existing Accessory Building which was constructed after 1982, to a Dwelling Unit. (§230-31).

8. APPLICATION TO BE CARRIED TO OCTOBER MEETING

GTG BUILDERS, LLC

552 Rosemont Ringoes Road

Block 23, Lot 6

The applicant is seeking a Use Variance and Preliminary and Final Site Plan Approval to construct four (4) two-bedroom apartments.

This application commenced on August 11, 2022 and was carried without the need for further notice to September 8, 2022. Due to the number of items on the September 8th Agenda, the application will be carried to the October 13th meeting.

9. PLANNING BOARD UPDATE

Liaison Cline

10. CORRESPONDENCE

None.

11. BILL LIST

<u>Professional Service</u>	<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
Kyle McManus Associates, LLC			
Planning Escrow – Brant Switzler	3559	08/04/2022	\$639.00
Planning Escrow – GTG Builders	3560	08/04/2022	\$1,420.00
Planning Escrow – GTG Builders	3611	09/02/2022	\$269.80
Planning Escrow – Anastasio	3609	09/02/2022	\$596.40

11. ADJOURNMENT