

**LOPATCONG TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MARCH 8, 2017**

CALL TO ORDER BY CHAIRMAN GARY

SILENT PRAYER

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS STATEMENT: “adequate notice of this meeting has been provided indicating the time and place of the meeting in accordance with Chapter 231 of the Public Laws of 1975 by advertising a Notice in The Star Gazette and The Express-Times and by posting a copy on the bulletin board in the Municipal Building”.

ROLL CALL:

Present: Members Horun, Unangst, Devos, Bittone, Rutledge and Chairman Gary

Absent: Vice-Chairman Larsen

Also not present: Board Attorney Anthony Sposaro, Engineer Paul Sterbenz and Planner George Ritter.

REAPPOINT AND SWEAR IN MICHAEL UNANGST

Sworn in by Secretary Coleman

OLD BUSINESS:

Approve the Regular Meeting Minutes – January 11, 2017

Motion by: Member Devos

Seconded by: Chairman Gary

ROLL CALL

AYES: Member Horun, Unangst, Devos, Bittone, Rutledge and Chairman Gary

ABSTAIN: Members Horun and Bittone

NEW BUSINESS:

- **Joseph Melhem** – NJ Route 57, Block 116, Lot 32 – Seeking a Variance to construct 2 townhouses on parcel of 0.37 acres where 5.0 acres is required and for violation of tract width (130’ vs. 300’ required) and side and rear tract setbacks (28.5’ vs 40’ required). Completeness Determination.

Engineer Sterbenz deemed the application complete. Motion from Board for Completeness.

Motion by: Member Rutledge

Seconded by: Member Bittone

ROLL CALL:

AYES: Member Horun, Unangst, Devos, Bittone, Rutledge and Chairman Gary

NAYS: None

- **John S. Hawrylo** – Construction of a Driveway Through a Right-of-Way Between Block 93.02 Lot 6 and 7 in Lopatcong Township, to Access Block 12.01, Lot 3 in Greenwich Township.

Meeting was tabled to the April 12, 2017 meeting and notice carried.

- **Phillipsburg High School** – 1 Stateliner Boulevard, Block 2, Lot 44, seeking a Variance to permit the placement of a 60 sq. ft. Message Board Sign at the intersection of Stateliner Boulevard and Belvidere Road to be mounted on an 14' high podium, which will place the sign 20' over grade.

Meeting was tabled to the April 12, 2017 meeting and notice carried.

PUBLIC COMMENT

None

ADJOURNMENT

Motion by: Member Unangst

Seconded by: Member Rutledge

ALL IN FAVOR: Aye

NAYS: None

Respectfully Submitted by:

Phyllis D. Coleman, Secretary

Fred Gary, Chairman