

**EAST AMWELL PLANNING BOARD MINUTES- DRAFT**  
**7:30 PM East Amwell Municipal Building**  
**January 9, 2019 - Meeting**

**Call to Order, Attendance and Pledge of Allegiance**

This meeting of the East Amwell Planning Board was opened on January 9, 2019 at 7:30 PM. The following notice was read, "In compliance with the Open Public Meetings Act, this is a regularly scheduled meeting and reorganization meeting pursuant to the annual meeting notice as published in the January 18, 2018 issue of the Hunterdon County Democrat, a copy of the agenda for this meeting was forwarded to the Hunterdon County Democrat, filed in the Township Clerk's Office and posted on the bulletin board on January 4, 2019."

**Roll Call and Agenda Review**

**Present:** Roger DeLay  
Rob Gilbert  
Frances Gavigan  
Gail Glashoff  
Mark Castellano  
Rick Wolfe  
John Buckwalter  
Tamara Lee  
Tim Willey  
Joe Nyce

**Also Present:** Chris Norman (Attorney)  
Krista Parsons (Admin Officer)

**Absent:** Joanna Slagle (Planner)

**New Business- Reorganization**

Ms. Parsons asked for nominations for the Board's Chair. A motion by Tamara Lee, seconded by Frances Gavigan to nominate Gail Glashoff as the Board's Chair was made. Hearing no other nominations, the Board unanimously approved Ms. Glashoff's nomination and congratulated her. Chairperson Glashoff took over the meeting.

Chairperson Glashoff asked for nominations for the Board's Vice Chair. A motion by Rick Wolfe, seconded by Tamara Lee to nominate Mark Castellano as the Board's Vice Chair was made. Hearing no other nominations, the Board unanimously approved Mr. Castellano's nomination. The Board congratulated Mr. Castellano.

A motion by Rob Gilbert, seconded by Roger DeLay to appoint the Application Review Committee as follows; Chairperson Glashoff, Roger DeLay, Mark Castellano and Frances Gavigan, was unanimously approved by the Board.

A motion by Mayor Wolfe, seconded by Mark Castellano to appoint Krista Parsons as the Board's Administrative Officer was unanimously approved. Hearing no other nominations, the Board unanimously approved Ms. Parsons' nomination. The Board congratulated Ms. Parsons.

A motion by Rob Gilbert, seconded by Roger DeLay to approve Resolution PB#2018-01 and the related contract to appoint Chris Norman as the Planning Board's Attorney for 2019 was unanimously approved.

Ms. Lee asked Attorney Norman in regards to the amount he charged for the meetings as it was a flat fee stated in the contract. Ms. Lee asked what if there were an application, Attorney Norman replied he does not bill the escrow for the attendance of the meeting. Ms. Lee asked why? Attorney Norman stated this would be double billing. Ms. Lee asked why he just does not bill the escrow and then bill the Planning Board less. Attorney Norman stated that he can't do this, as there is a section in Cox, where it states it cannot be done. The Board has to retain a professional to represent at the meetings, and this would be a regulatory expense.

Chairperson Glashoff stated if there was an application before the Board and that application was heard for one hour then his hourly rate for one hour should be deducted from the flat fee he charges the Planning Board. Attorney Norman replied he will check on this, but he is pretty sure this cannot be done as there is a section in the Cox book and he is very careful about this situation as he wants to do it the right way.

Chairperson Glashoff asked Mayor Wolfe if there was an update on the Engineering position. Mayor Wolfe replied the Township Committee is preparing an RFQ and it will go out shortly. Once proposals come in they will be brought to the Planning Board to determine who will be appointed.

Mr. DeLay asked what will be done in the meantime. Mayor Wolfe stated they will be keeping the existing Engineer. Ms. Parsons stated Dennis O'Neal is willing to work on a month to month contract but would like something in writing. It was suggested by Mayor Wolfe that Mr. O'Neal send a revised contract from last year, stating month to month as we are all familiar with it.

A motion by Rob Gilbert, seconded by Roger DeLay to approve Resolution PB#2019-02 and the related contract to appoint Frank Banisch Associates as the Planning Board's Planner for 2019 was unanimously approved.

A motion by Roger DeLay, seconded by Frances Gavigan to adopt the Robert's Rules of Order was unanimously approved. It was noted that the Board reserves the right to recognize members of the public during public discussion when the Board believes there is a need to do so.

A motion by John Buckwalter, seconded by Mark Castellano to approve the Board's 2019 meeting schedule was unanimously approved. It was noted the Planning Board will continue to meet the second Wednesday of each month at 7:30 PM.

**Agenda Review:**

Ms.Parsons added the Williams Memorialization under Old Business item #2.

**Review of Minutes**

A motion by Mr. DeLay, seconded by Mr. Castellano to approve the Board's November 14, 2018 minutes was unanimously approved with Mr. Gilbert and Mr. Sobieski abstaining.

A motion by Mr. Gilbert, seconded by Mayor Wolfe to approve the Board's December 12, 2018 minutes with revisions noted, was unanimously approved with Mr. Sobieski abstaining.

**Citizens' Privilege to Speak on Items not on the Agenda**

Motion made by Mr. Gilbert to open to the public, seconded by Mr. Castellano and carried unanimously.

There was no comment from the public.

Motion made by Mr. DeLay to close to the public, seconded by Mr. Willey and carried unanimously.

**New Business – Other**

None

**Old Business****1. Update on The Ridge Helipad**

Mayor Wolfe noted he circulated a summary to a group of residents that expressed interest in the helistop issue and to the Planning Board starting from the beginning until the present. The reasoning behind this was, as he got into the issue and focused on The Ridge, he came to the conclusion that some of the things he was coming across struck him as odd and inconsistent with the way processes have typically been handled in East Amwell over the years.

Please refer to the memo on the Township webpage:

<http://www.eastamwelltownship.com/DocumentCenter/View/601/The-Ridge-at-Back-Brook-Update-from-Rick-Wolfe-1-6-19>

Mayor Wolfe touched base on the property taxes pertaining to The Ridge at Back Brook. The initial assessed value of the golf course in 2005 was \$19,756,700.00. The value of the golf course currently is \$5,347,200.00, which means the current value is a ¼ of what it was in 2005. Mayor Wolfe stated the property taxes that were being paid in 2005 were \$329,937.00, the property taxes in 2019 will be \$112,291.00 or about 34% of what they originally were.

Mayor Wolfe stated the portion of the total rateable base (the assessed value of all the properties in East Amwell), originally the golf course was 2.52%, which is a large percentage for a single piece of property. In 2019 there will be a decline of almost 70%.

Mayor Wolfe's own view on the decision in 1999 to in effect treat this as open space was a mistake, he does not believe this was the right call. Mayor Wolfe believes individuals may have been looking at the facts that were in front of them and not looking at the ramifications down the road.

In 2030, per Mayor Wolfe, the membership interests at The Ridge hit their 30th anniversary and the members have the right to ask for their deposit back. Apparently a large number of members have already put in the request for the return of their deposit. Mayor Wolfe stated he is not sure where The Ridge will come up with the money to pay back all the deposits. Unless the owner is able to successfully put together a new business model for the golf course, the golf course will not be one anymore. The notion of open space may go right out the window.

Mayor Wolfe noted he wanted to discuss this topic with the Planning Board, as it is not clear to him that the Township is going in the right direction on the golf course.

Mayor Wolfe stated they may want to rethink the zoning that is applicable to the golf course and decide if the Planning Board wants a commercial country club, which seems to him to be entirely inconsistent to the Master Plan and to be entirely inconsistent with the basic tencance of East Amwell Township.

Mayor Wolfe wanted to get others thinking about this as in the end, the greatest impacts are to the residents who reside around the golf course.

Mayor Wolfe heard through the grapevine that Mr. Moore may want to trade the helistop for a Special Events Ordinance. The Special Events Ordinance, it seems to him, was drafted for a town that has resources far in excess of what East Amwell has.

Mayor Wolfe is looking for individuals to weigh in; do they think the Township is going in the wrong direction and the zoning should be reconsidered? Do people think the Township is going in the right direction and in effect should partner with The Ridge to try and make its business more profitable? Mayor Wolfe has his own views however, this is not his decision and he wants to throw this out to be discussed.

Mayor Wolfe reviewed the taxes and litigation case involving The Ridge and what transpired. Full details of this discussion can be heard on the recording.

Mr. Willey commented he was not on the the Planning or Zoning Board when The Ridge got an ordinance passed for the pool, tennis courts and cottages. He was interested in the issue when it was going to be passed as an ordinance because he had 10 year experience working at Hopewell Valley Golf Club in which he was in charge of an olympic size pool, three leehydrocourts (tennis courts) and paddle tennis courts. Mr. Willey came before the Township Committee and they basically told him to shut up, that he didn't know what he was talking about. Mr. Willey said he disagreed with the proposed ordinance as he had 10 years experience, and the Township Committee proceeded to tell Mr. Willey that Mr. Moore was never going to use water from his

well to fill the pool and Mr. Moore was going to document the truck loads of water that he was having brought in. Mr. Willey stated, this may last the first six months while everyone is watching him, but he will eventually use the site's wells to fill the pool as that's what Mr. Willey does at his golf club. It's not affordable to pay for water to be trucked in every time the system is backwashed. An olympic size pool will approximately go through 3,000 gallons of water every time it's backwashed and when it's busy it's backwashed once per day.

Mr. Willey stated no one wanted to hear him when he brought it up to the Township Committee. Mr. Willey also could not believe Mr. Moore was getting an ordinance and not going before the Planning Board and or Zoning Board to get a variance. Mr. Willey commented why is he (Mr. Moore) special and didn't have to come before any of the boards for approval, how did it just become an ordinance to allow him to do what he wants to do? The Committee couldn't explain it to him and didn't trust what Mr. Willey had to say.

Mr. Willey stated the hydrocourts went through 1,000's of water per day and no one installs hard courts anymore. His point was the water usage. Mr. Willey stated the ordinance was stating the Township was going to have someone monitor it and Mr. Willey informed the Committee he would like to sign up for that job.

Mr. DeLay stated it did come before the Planning Board. Chairperson Glashoff noted it was back in 2016. Mr. DeLay explained that it was brought up to the Township Committee but had to come before the Planning Board as the ordinance had to be amended.

Mayor Wolfe stated the head of Board of Health was against this and there are a number of documents in the files that show how she was run right over. There was a letter from Mr. Moore's lawyer threatening to sue her personally because she was standing up and saying this isn't right.

Mayor Wolfe spoke to Tracy Carluccio informing her the composition in the Town both on the Planning Board and Township Committee has changed, and they will be revisiting The Ridge situation in its entirety and to the extent that she wants to weigh in on pesticides, water testing, cottages, tennis courts, pools, to the extent in her capacity as the Chair of the Board of Health, she wants to way in, she will be treated fairly and with an open ear.

Chairperson Glashoff pointed out back in 2016 when The Ridge came in it was a bifurcated application, the water and all the accessories Mr. Moore wanted, such as cottages, tennis courts and swimming pool. Chairperson Glashoff stated when it came down to the water issue, Mr. Moore wanted to sunset the monitoring as he didn't want to have to test the water anymore.

Chairperson Glashoff stated the resolution dedicated to specifically the water in 2001, stated Mr. Moore was to test the water three times per year; Spring, Summer and Fall. She noted that Mr. Moore never did this as he always performed the test at the end of the year.

Chairperson Glashoff noted a number of chemicals that are going into the ground that are to make the property looks pristine. She commented when the soil is not being tested to ensure it's

okay, you are hurting everyone else around the golf course as it slopes down to the Back Brook, homes on the other side and wells. Chairperson Glashoff commented Mr. Moore wanted to do away with any type of testing.

Chairperson Glashoff explained, in meetings prior to the vote, the Board agreed to have the local Board of Health review everything, look at it, and inform the Planning Board of their findings. Chairperson Glashoff stated the night of the vote, Tracy Carluccio came to the meeting and did a beautiful presentation and made it clear that the Board should not allow Mr. Moore do that and he needs to continue to do all the required testing. In the end the Board voted and it was to deny Mr. Moore and he had to revert back to the regular testing.

Chairperson Glashoff voiced that she does not know if the testing is being done at this point in time.

Ms. Gavigan noted with the testing, the cost of reviewing this with Princeton Hydro has always been on the Township and it is not just the adjacent wells and or property owners.

Ms. Gavigan pointed out a lot of the chemicals being used can be hormone disruptors and so on, so the agricultural properties in the area such as horse breeders could be negatively impacted.

Mr. DeLay noted, he recalls Princeton Hydro presented the data they had collected for about 15 years and there had been no indication in the data they had been collecting that there was any impact to the water in the Back Brook.

Ms. Lee commented if they are testing at the end of the year, they are closed for the winter season and the plants are dormant and you're not fertilizing at the end of the year, they may have not received bad results as they weren't testing when they were using the fertilizers.

It was suggested by Mayor Wolfe to invite Tracy Carluccio to the next Planning Board meeting. Mr. DeLay asked if the documents from Princeton Hydro could be brought back as they were very informative as to the situation at the time. Mayor Wolfe responded they are in the files and there are red wells full of documents pertaining to water both the Back Brook and groundwater.

Mayor Wolfe did look at results from tests for the last few years and there was nothing problematic coming up in the tests.

Ms. Lee asked when the ordinance was changed, was the Master Plan updated, was there an amendment to the Master Plan to reflect the change in the ordinance? Mayor Wolfe replied the current Master Plan reflects the golf course. Ms. Gavigan and Ms. Lee asked if it was changed. Mayor Wolfe replied he does not know, he would have to look.

Ms. Lee stated if the ordinance changes the character of the golf course then she is wondering if the Master Plan anticipated that.

Ms. Gavigan noted there are several years of results that were never reviewed by Princeton Hydro in real time due to funding issues. Chairperson Glashoff commented there are a lot of issues that need to be addressed.

Mayor Wolfe said he is looking to start a discussion, the response may be no, they want to continue down this road, or this should be revisited. Mayor Wolfe emphasized come 2030, the golf course may not be there, no matter what changes may be made to the ordinances, due to the refunding of all the deposits of the memberships to the members.

Mayor Wolfe explained Mr. Moore indicated through a member of the Ridge that Mr. Moore wanted to meet with Mayor Wolfe and Tim Mathews; and Mayor Wolfe respond no, and that Mr. Moore can come to a Township Committee meeting as he's concerned due to the residents being there and their actions, they will meet with him but we will bring a representative group of residents to the meeting as there will be no one-on-one meetings and no backroom deals made and the people who have the most skin in the game are the residents who live on Wertsville, Back Brook and the off roads.

Mr. Gilbert stated to Mayor Wolfe, he mentioned he wasn't going to make any type of backroom deal and in the memo Mayor Wolfe commented there was a handshake agreement and the Planning Board led them to believe they were entitled to a helipad. Mr. Gilbert stated the Planning Board voted against the helipad three times. The Planning Board didn't give The Ridge any sense they were entitled to it; that doesn't seem fair.

Mayor Wolfe stated the documents surrounding 2005, all point in the direction that there was a handshake deal with Mr. Moore in which the helistop would be approved. Per Mayor Wolfe, at a Planning Board meeting, one of the Planning Board members stood up and said there should be a public hearing on this and Mr. Moore said from the audience, if there is a public hearing on this he may withdraw the application. Mayor Wolfe continued there was a public hearing and approximately 19 residents spoke, and predominantly against the helipad and the Planning Board voted 4-2 against it. Mr. Gilbert stated, then the Board voted against it two more times. Mayor Wolfe replied, correct.

Mr. Gilbert asked Mayor Wolfe, why did he say that the Board led them to believe Mr. Moore was entitled to a helipad as the Board voted against it three times, it doesn't seem fair. Mayor Wolfe remarked, the Board did and he is trying to keep it objective however, he said the paper trail supports the notion that there was a handshake deal with Mr. Moore in 2005.

Mr. Gilbert commented, the paper trail and the documents Mayor Wolfe is referring to, is he implying or alleging someone did something improper? What are these documents that prove this handshake deal that led them to believe? Mr. DeLay asked Mayor Wolfe what paper are you trailing? Mr. Gilbert stated he wasn't on the Planning Board in 2005, and Mr. DeLay stated he wasn't either. Mr. Gilbert said he wasn't either in 1999, and he knows people who were and they seem like very fine people and he is offended for their sake that Mayor Wolfe made these innuendo allegations and does not think this will help to have a reevaluation objectively of what is going on. Mayor Wolfe replied, he is not looking to go on a fishing expedition and he is

proceeding on the assumption that the people who were involved were acting in what they believed was the best interest of the town and were not influenced by their own self interests. Mayor Wolfe stated the documents that go back to 1999, there are a number of things that would cast a cloud on that assumption.

It was asked by Mr. Gilbert to elaborate further. Mayor Wolfe continued, stating the Chair of the Planning Board was one of the sellers to The Ridge. This alone casts significant cloud. The Chair at the time was one of the most powerful people in the Township, was one of the people selling the people to The Ridge. Mr. Gilbert asked who the person was. Mayor Wolfe answered Barbara Wolfe. Ms. Buckwalter commented from the audience, Ms. Wolfe recused herself. Mayor Wolfe replied she did recuse herself but all the documents were still sent to her in her name, and she was still in the room. Mayor Wolfe continued there was a Planning Board member during the meeting inadvertently was selling wine to The Ridge, there are other documents where Planning Board members were doing activities at The Ridge which all of these may be innocent but it does cast a dark cloud on the whole process.

Mayor Wolfe stated regarding the backroom deal, there is a memo from the Planning Board Administrator at the time that talks about this particular deal. The Township Planner said it was okay to do the helistop. Mayor Wolfe also commented that there is not a complete set of files on The Ridge.

Mr. Gilbert stated that if Mayor Wolfe is going to make innuendo type of accusations, it should be upfront. Mayor Wolfe, replied he is being up front. Ms. Gavigan stated to Mr. Gilbert, she was at these meetings including the one with Tim and the recused one and the recusal was after a fight occurred. Ms. Gavigan stated the past is the past, between the settlements and with all this information coming out, it is a good time to take a look at things and see where we are and what we can do. Mr. Gilbert replied that he has no problem with that as far as it is a good time to reevaluate. He continued asking, in line with this, what is being done right now by the Township to ensure they abide by their agreement to fill their pool. Mayor Wolfe replied there is no pool, no tennis courts and no cottages. None of these have been built. Mr. Moore came in for approval, from his understanding, not that Mr. Moore intends to build these accessories right now but because he wanted to increase the value when he sells.

Ms. Lee asked if Mr. Moore received site plan approval for the cottages, pool and tennis courts as it was stated he came before the Planning Board. Mayor Wolfe, stated the Golf Course Ordinance was amendment to allow on a golf course, two structures up to 6250 square feet each, swimming pool and tennis courts within reasonable proximity of the clubhouse. Ms. Lee questioned if Mr. Moore came before the Planning Board with a site plan or it was the ordinance. Mr. DeLay stated no site plan. Mayor Wolfe stated, he thinks it was the latter, the ordinance. Mr. DeLay stated, Mr. Moore couldn't bring a site plan in until the ordinance was amended.

Ms. Gavigan stated that there was testimony and a site walk conducted and there were issues due to the topography of the area in which he wanted to locate all these accessories in this one small area.

Mr. Gilbert stated in the 6-7 years that he has been on the Planning Board, he has never seen anyone give Mr. Moore any sense of entitlement to get a helipad. Mr. Gilbert asked Mayor Wolfe is there any paper trail that contradicts what he stated? Mayor Wolfe replied, not since Mr. Gilbert has been on the Board.

Mayor Wolfe stated from 2005, when the residents got wind of this, the tone changed. These issues were raised from the memo that Mayor Wolfe provided. Mayor Wolfe stated the memo was designed to give a chronology and tried to present it the best way he could and he wasn't necessarily looking to infer anything and was trying to present an objective chronology.

Mayor Wolfe stated there were concessions on the water testing. He discussed this with Ms. Carluccio who stated that she is not happy where the Board ended up over the water testing. Mr. DeLay stated it hasn't been enforced, not because it hasn't been changed. Attorney Norman stated what he believes the Board did on the water testing is they expanded the frequency of time between testings but would not agree to sun set. Mr. DeLay stated part of the problem was they were trying to test in July and August and Back Brook is practically dry and there is nothing to test. This was the issue that came up at that point.

Ms. Gavigan commented the testing was to occur during the first and second quarter; the start of the year, the middle of the year and at the end of the year. Ms. Gavigan said that there was party debate as to the accuracy and how viable the water testing could be and going forward all of this could be implemented again.

Ms. Gavigan stated that in one testimony by Mr. Moore, he stated he was contacted by the Township regarding doing things or what could be done and possible meetings held. Ms. Gavigan stated there is an opportunity for the Planning Board as it's their duty and due diligence to take a look at everything currently going on at The Ridge and take this opportunity while there is no tax litigation or anything else occurring.

Chairperson Glashoff commented on the water testing, stating there was an assumption the sun setting was a done deal. Chairperson Glashoff noted Mr. Moore believed he was going to get what he wanted when he came to the meeting and the vote went against him. Chairperson Glashoff stated a week later, four of the board members including her, received an individual email from Don Reilly asking them if they would change their vote, and she has this in writing in an email.

Mr. Gilbert asked who the four people were; Ms. Gavigan replied, Dante, Pete, herself, and Linda Lennox. Chairperson Glashoff stated because of the fact that Mr. Moore didn't get what he wanted, they were asked to change their vote. It was a done deal and there were people on the Planning Board that were not at a meeting that should have listened to the tape and didn't so they could vote.

Ms. Glashoff stated she was offended when she received the email from Mr. Reilly asking her to reconsider her vote so there could be another vote done. She stated what right does anyone have to ask her to change her vote because "she didn't know what she was doing" and that is what

each one of them got, an email to that effect. Chairperson Glashoff noted, when it comes to the water testing there has been a lot going on.

Mayor Wolfe stated his very strong advice on this is the Board proceed under the assumption that everyone who was involved in the process was acting in what they perceived in the best interest of the Township and not acting to further their own personal interests and to address the matter on this basis.

Mayor Wolfe asked does the Board want to revisit the situation with The Ridge. Mr. DeLay asked what parts does Mayor Wolfe want to revisit and how does the Board go about doing this? Mayor Wolfe explained there was a commitment made to the Township by Mr. Moore and there was representation made in 1998 and 1999 that the golf course would be operated as a pure golf course. The Township put in place the ordinance on this basis. Over time Mr. Moore has chipped away at this and to the point if Mr. Moore moves forward with these plans it would be a country club, not a pure golf course. Does the Board want to go back and revisit these decisions and go back to the basic roots to where this should be, which is a basic golf course?

Mr. DeLay asked how do we do this? Attorney Norman stated the Board can, among other things, vacate the ordinance such as the ordinance that allowed for the accessory country club type amenities. Attorney Norman stated the ordinance can be repealed. This will set the clock back to when the intent was to approve a golf course and not a country club, the Board can go back to this.

Ms. Gavigan stated, every year during this time of year, the board starts to come up with goals and plans for the year and she suggested the Board make it a priority to put this as a 2019 goal, based on the new information that became available.

The topic for discussion with the public would investigate it we should continue to support the migration of The Ridge from a pure golf club to a country club, or do we want to go back to the original roots where it was supposed to be a pure golf course? When Mr. Moore came before the Board, the Township did not have a golf course ordinance.

Mr. Castellano asked what the update is with the helistop currently. Mayor Wolfe replied, there have been a lot of letters written and sent to various parties. The Township letter is due January 24, 2019. Mayor Wolfe has gathered a lot of material and plans to draft the letter this weekend. As of now, based on what Mayor Wolfe received so far, the Township had originally envisioned a three pronged approach; the water bodies, wildlife and the horses. The best of the three are the horses. This became clear as Mayor Wolfe walked the trail.

Mayor Wolfe had a long conversation with Senator Turner's assistant and Senator Turner is going to write a letter to the NJDOT encouraging them to pay very serious attention to the Township letters. Mayor Wolfe suggested that Senator Turner hold off until the draft of the Township letter was completed, as she could see the letter and incorporate some of those thoughts into her letter.

There are two experts in environmental issues that are working on that and people have been able to identify threatened and endangered species of interest on or around The Ridge,

Chairperson Glashoff asked the Board how they felt about inviting Tracy Carluccio to the next meeting and opening the meeting to the public for feedback, who will be most impacted. It was requested by Mr. DeLay to send out the original ordinance and any amendments prior to the meeting so they can be reviewed.

Chairperson Glashoff suggested having the goals and priorities from last year for next meeting.

A motion was made by Ms. Gavigan to invite Tracy Carluccio and the public to the next Planning Board meeting to discuss the interest or viability of reviewing/looking at the Golf Course Ordinance as well as the situation, there was no motion for a seconded, however, the consensus of the Board was for inviting Tracy Carluccio and the public to the next meeting.

**2. AJ 18-07: Loryn Williams- Height variance for proposed barn. Block 40.01 Lot: 1.02-180 Mountain Road- Sourland Mountain District. Submitted: 11/13/2018 45 days: 12/28/2018 Deemed Complete: 11/30/2018 Variance Approved: 12/12/18 Memorialization: 1/9/19**

Ms. Lee stated the three conditions the Board agreed upon were not listed in the Memorialization nor was the Whereas clause that referred to the buffer averaging. The three conditions to be listed; channel gutters to avoid erosion, NJDEP compliance in regards to the wetlands delineations with the finding included and ensure the structure will be in compliance with the 50 ft. setback requirement.

Chairperson Glashoff had a couple corrections that were grammatical corrections, elimination of a word and use of either bulk or variance when referring to the type of application. She previously spoke to Attorney Norman about this.

Attorney Norman advised he will make the necessary corrections to the Memorialization.

A motion made by Ms. Gavigan, seconded by Mr. Gilbert to approve the Memorialization with revisions noted, was unanimously approved.

### **Oral Reports**

FOSPC (Mayor Wolfe) – No report.

Environmental Commission (Frances Gavigan)– No report.

Ms. Gavigan asked if the liaison had to be reappointed again for this year. Chairperson Glashoff asked Ms. Gavigan if she would like to continue to be the liaison for the Environmental Commission. Ms. Gavigan replied she will continue to serve at the pleasure of the committee and the township.

PB Secretary – No report.

Chairperson – No report.

## **CORRESPONDENCE**

New Jersey Planner November/December 2018

### **Open to the Public**

A motion made by Mr. Gilbert, seconded by Mayor Wolfe to open to the public was unanimously approved.

**Jamie Atkinson 201 Wertsville Road-** Mr. Atkinson thanked everyone for the information about The Ridge. He was very encouraged and was thankful for the comprehensive report as well. Mr. Atkinson stated that he certainly kept his ears open to those who are interested in preserving a phenomenal parcel of land. Mr. Atkinson believes that he would think most residents who live around there are very keen to work to see this land preserved as open space but also many people who don't will appreciate something like this.

Mr. Atkinson said the way things have progressed, there has been an interest in preserving the land and a lot of what has been done is part of a strategy to try and do that. It is always good to reassess these strategies. Mr. Atkinson stated, if there is a new opportunity here, the Planning Board will grasp this opportunity. Mr. Atkinson said many of the things that were granted to The Ridge, have been granted to try and preserve the open space, but if in fact they see an end to Mr. Moore's tenure on the property and control of this is close at hand and lines up with a market that is low and the land could go on the market in some way, then perhaps there is an opportunity for open space, and he hopes the Township will not be wedded to one particular strategy, but will do what is best to promote that.

Mr. Atkinson commented if the next meeting will be promoted as one for feedback from the public, then if a lot of the information can be put out in advance, people will be able to respond to it better because it's hard to walk into the room and give feedback when they don't know a lot about specific topics ahead of time. Mr. Atkinson stated, this is the best way for him to give feedback.

A motion made by Mr. DeLay, seconded by Mr. Willey to close to the public was unanimously approved.

### **Presentation of Vouchers**

A motion made by Mr. DeLay, seconded by Mr. Gilbert to approve the vouchers was unanimously approved.

Chris Sobieski introduced himself. Mayor Wolfe noted Mr. Sobieski is the newly elected Township Committeeman, perhaps the youngest in East Amwell history. Mayor Wolfe stated if Mr. Sobieski represents the next generation of leadership in East Amwell, the Township will be in very good hands.

**Adjournment**

A motion made by Mayor Wolfe to adjourn the meeting at 9:32 pm, seconded by Mr. Castellano was unanimously approved.

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**Krista Parsons- Administrative Officer**