

EAST AMWELL PLANNING BOARD MINUTES
7:30 PM East Amwell Municipal Building
May 9, 2018 - Meeting

Call to Order, Attendance and Pledge of Allegiance

This meeting of the East Amwell Planning Board was called to order on May 9, 2018 at 7:30 PM. The following notice was read, "In compliance with the Open Public Meetings Act, this is a regularly scheduled 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 May 2, 2018."

Roll Call and Agenda Review

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

Also Present: Joanna Slagle (Planner)
Chris Norman (Attorney)
Krista Parsons (Admin Officer)

Absent: Dick Mc Manus

Agenda Review

Mr. Wolfe and Mr. Castellano suggested they recuse themselves from the Appeal of the Zoning Officers Denial. Therefore, Chairman Reilly switched Items 1 & 2 on the agenda. There were no objections, all were in favor.

Citizens' Privilege to Speak on Items not on the Agenda

In a motion made by Mr. Gilbert, seconded by Ms. Glashoff, with a unanimous vote, the meeting was opened to the public. Having no public come forward, a motion was made by Mr. Gilbert, seconded by Mr. DeLay to close to the meeting to the public was unanimously approved.

Review of Minutes

In a motion made by Mr. Gilbert, seconded by Ms. Glashoff to approve the Board's April 11, 2018 minutes were unanimously approved.

New Business – Other

Discussion- Approval of Resolution AJ-18-01: Cirianni-Jones- Block 41 Lot 29 Snyderstown Road: “C” Bulk Variance Approval to construct an addition.

Motion to grant resolution for C Bulk Variance:

A motion was made by Ms. Glashoff, second by Ms. Gavigan for the approval of the resolution, unanimously approved.

Roll Call:

Yes:

Mr. Castellano
Mr. DeLay
Mr. Gilbert
Ms. Gavigan
Ms. Glashoff
Mr. Nyce
Mr. Wolfe
Mr. Reilly

Abstain: None

Not Voting: Mr. Buckwalter (Alt. #1)
Mr. Willey (Alt. #3)

Absent: Mr. McManus

Discussion- Courteous Review: East Amwell Township School Block 16 Lot 1: “C” Variance Review to construct a Pole Barn

Pete Campisano, Principal of USA Architects introduced himself. He has been working with East Amwell School District for the past 15+ years, and is presently overseeing the construction for the addition, which is unrelated to the pole barn.

He introduced his Project Architect, Kari Zegarski, who explained and reviewed the site plans to the board, and what they were considering doing with the pole barn:

The barn will be two stories, 40x80’, with a metal roof, overhang and sides. The barn will be red in color. It will be 8’ in the center. Height of the barn will be 14’6” at the eve and will also have decorative copulas. The barn will also have electricity which they will tap off of the old barn. Lighting will just be standard in the way of emergency lighting. Chairman Reilly asked if they could conform their lighting to the Township Ordinance. Mr. Campisano acknowledged that was not an issue and they would certainly do so.

As for the existing barn, Mr. Campisano was told it has asbestos. There are no plans to do anything with it at this point in time. They will be transferring all the materials/items from the old barn to the new barn.

Ms. Gavigan asked if there were any concerns regarding storm water drain off. Mr. Campisano stated that their engineer is currently working on it now. There is no erosion or impervious coverage and they were thinking about putting in a rain garden.

Discussion – Appeal of Zoning Officer Decision AJ-18-02: Farm Fresh

Since this is the first appeal that the board is hearing, Attorney Norman explained the functions of the Zoning Boards jurisdiction. If a Zoning Officer renders a determination on a zoning permit and the applicant disagrees, the applicant has the right to appeal. A combined board can modify, reverse or affirm the decision. The applicant will make a presentation. Based on the evidence provided by the applicant, then the board will make a determination at this point.

Neil Shaw was sworn in by Attorney Norman. Mr. Shaw is not the applicant. He is the vendor that provides the goods and or services. Mr. Shaw was sent to the meeting to try and clarify their intentions of the tent application. Due to the fact that Mr. Shaw is neither the applicant nor the attorney for the applicant, the board cannot hear this denial. A motion made by Ms. Glashoff, second by Ms. Gavigan, unanimously approved. Mr. Shaw was informed that the appeal will be adjourned to the following meeting, July 13, 2018. At this time, the applicant and or an attorney representing the applicant must be present in order for the appeal to be heard by the board. Mr. Shaw was also informed to have the applicant speak with the Zoning Officer to clarify the denial and see whether or not it could be straightened out due to misunderstandings of the denial that was given.

Oral Reports

FOSPC – The committee met with SADC to try and get more funding for preservation. The meeting went very well. If they do get the funding, then there will be funds available to put prospective properties into preservation.

Environmental Commission – Ms. Gavigan met with the Chairman of the Environmental Committee of West Amwell and was given permission to utilize their ERI as a template. The Chairman clarified that they did not receive any money from their township. They received an incidental grant. There was discussion about funds in regards to ERI, which was for Planner Slagle to review the ERI. However, there is no requirement to update the ERI and this is only used for a zoning change.

Ms. Gavigan is scanning and plugging 1970 ERI information into the West Amwell format so they can at least have data to look at. They are in the very early stages.

PB Secretary – No report given.

Chairman – Elected to have the appeal and review on the agenda as time was of the essence in these matters. He felt that the appeal wasn't terribly complicated and he felt the need to get the school on the agenda as they are ready to move forward with their plans. He ensures the board if this was more complicated, he wouldn't have put them on the agenda without having more time to review the case file.

CORRESPONDENCE

1. NJ Planner Newsletter- Jan./Feb. 2018 Edition
2. Franklin Township: FERC Sets May 2 Public Hearing Concerning Proposed Gas Compressor Station

It states in the NJPO Newsletter, that there is a mandatory interactive training due by all board members and new members by July 1, 2018. This was discussed and the Administrative Officer will get more information and pass it along to the board.

Open to the Public

A motion made by Mr. DeLay, seconded by Mr. Gilbert to open to the public was unanimously approved by voice vote. Seeing no other members of the public come forward, a motion was made by Mr. DeLay and seconded by Ms. Glashoff to close to the public. The motion was unanimously approved.

Presentation of Vouchers

Ms. Gavigan mentioned that she is compiling data on vouchers and past billing in regards to applications and professional fees. Once compiled, she will share her data and sources.

A motion made by Mr. DeLay, second by Mr. Gilbert, all were in favor.

Adjournment

The Chair adjourned the meeting at 8:27 PM.



Krista Parsons
Administrative Officer