

**EAST AMWELL PLANNING BOARD MINUTES**  
**7:30 PM East Amwell Municipal Building**  
**Reorganization Meeting - January 12, 2011**

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

This meeting of the East Amwell Planning Board was opened on January 12, 2011 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 21, 2010 and December 23, 2010 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 5, 2011."

**Present:** Rob Gilbert  
Gail Glashoff  
Don Reilly, Chairman  
Dart Sageser  
Roger DeLay

**Excused:** Fred Gardner  
Pete Kneski  
Linda Lenox  
Michael Weis  
Joe Wolfgang

**New Business – Reorganization**

Ms. Andrews asked for nominations for the Board's Chair. A motion by Gail Glashoff, seconded by Rob Gilbert to nominate Don Reilly as the Board Chair was made. Hearing no other nominations, a motion by Roger DeLay, seconded by Gail Glashoff to close the nominations was unanimously approved. The Board unanimously approved Mr. Reilly's nomination and congratulated him. Chairman Reilly took over the meeting.

Chairman Reilly asked for nominations for the Board's Vice Chair. He commented that Mr. Gardner had contacted him and has expressed that he would like to remain on the Planning Board as a regular member and no longer wished to serve as the Vice Chair. A motion by Chairman Reilly, seconded by Rob Gilbert to nominate Dart Sageser as the Board's Vice Chair was made. Ms. Glashoff noted that only Class IV Board Members can be nominated for the Vice Chair position and pointed out that Mr. Sageser is not eligible. Planner Slagle referred to the MLUL and confirmed Ms. Glashoff's statement. It was the consensus of the Board to defer the nomination for the Board's Vice Chair position to next month's meeting.

The Application Review Committee (ARC) will be chaired by Michael Weis. Fred Gardner will be Vice Chair and Gail Glashoff will serve on the Committee with Dart Sageser as an alternate.

The Amwell Valley Design Standards Subcommittee will consist of Chairman Reilly, Roger DeLay, Dart Sageser and Linda Lenox.

A motion by Gail Glashoff, seconded by Dart Sageser to appoint Maria Andrews as the Board's Administrative Officer was unanimously approved.

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A motion by Rob Gilbert, seconded by Roger DeLay to appoint Chris Norman as the Board's Attorney and to approve his contract and the related resolution was unanimously approved.

A motion by Gail Glashoff, seconded by Rob Gilbert to appoint Frank Banisch as the Board's Planner and to approve his contract and the related resolution was unanimously approved.

With regard to the Planning Board Engineering position, Chairman Reilly noted that Dennis O'Neal had resigned from Hopewell Valley Engineering and has provided a contract with his new firm of Ferriero Engineering, Inc. to continue to serve as the Planning Board's Engineer. He also noted that the Board had received a contract from Jim Findley of Hopewell Valley Engineering for consideration. A motion by Gail Glashoff, seconded by Rob Gilbert to appoint Dennis O'Neal at his new firm of Ferriero Engineering, Inc. as the Board's Engineer and to approve his contract and the related resolution was unanimously approved.

A motion by Roger DeLay, seconded by Rob Gilbert 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 Rob Gilbert, seconded by Roger DeLay to approve the Board's 2011 meeting schedule was unanimously approved. It was noted the Planning Board will meet the second Wednesday of each month at 7:30 PM.

### **Agenda Review**

Ms. Andrews noted there are no additional agenda items to be reviewed.

### **Citizens Privilege to Speak on Items Not on the Agenda**

Chairman Reilly opened the floor to public comment. Frances Gavigan of 123 Wertsville Road came forward and commented that there is an effort going on at the County to conduct GIS mapping of historic structures and bridges and suggested the Board may wish to get involved in the process.

A motion by Roger DeLay, seconded by Gail Glashoff to close to the public was unanimously approved.

### **Approval of Minutes**

A motion by Roger DeLay, seconded by Rob Gilbert to approve the Board's minutes from 12/8/10 was approved with Gail Glashoff and Chairman Reilly abstaining.

### **New Business – Other**

It was noted that Chairman Reilly reordered the agenda to accommodate Kat Cannelongo of the Historic Preservation Committee and her request for a discussion on establishing a better review process for saving historic structures. She commented a current situation exists with the Dippolito/Cavalier Farm located on the corner of Van Lieu's Road and Old York Road. Ms. Cannelongo noted this property became a preserved farm back in 2002 with no stipulation to save the old house. She explained in 2003 the property was sold at auction to the current owners, Michael and Amanda Dippolito. At the time, SADC handled the preservation and wasn't interested in anything but the land. Subsequently, SADC contacted the State Historic Preservation Office for an opinion on the existing home and they issued a letter indicating the home was not historically significant without ever contacting anyone in the Township. Ms. Cannelongo noted that the East Amwell Historic Preservation Committee Chair Illona English did attempt to fight losing the home years ago and in 2005 the Dippolito's returned to SADC for

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permission to destroy the home and build a new one and that approval was good for 3 years which expired in 2008. Ms. Cannelongo explained that the Dippolito's returned to the SADC in November 2010 requesting an extension of their original approval. The Historic Preservation Committee is of the opinion that the request is not really an extension but rather a new request since the matter has been expired for two years and Ms. Cannelongo would like to see them reapply and the matter be reviewed to try and save the home. She noted that it is likely too late to save this home and asked the Planning Board if there was some way to structure an ordinance in order to save historic homes that may become the subject of demolition in the future.

Planner Slagle commented that the difficulty with SADC is that they abide by local regulations if the Township has a specific ordinance addressing such a matter. She suggested the Historic Preservation Committee, at the direction of the Planning Board, prepare a listing of historically significant sites and structures and then implement an ordinance that would provide for some sort of identification that would flag the parcel for review in the event the property owner tried to pull a building/demolition permit.

It was the consensus of the Board to have the Historic Preservation Committee provide the Planning Board with a list of historic sites and structures, for the Committee to research other ordinances in surrounding municipalities which protect historic structures and then draft a report to the Planning Board containing the historic structure inventory along with a report explaining which items in the historic ordinances are relevant to East Amwell and why. Then the Planning Board can draft an ordinance based on the Historic Preservation Committee's report.

Mr. Sageser asked if something about historic structures should be incorporated into the Township's Master Plan. Planner Slagle commented that the historic preservation plan is mentioned in the current Master Plan and noted that it can always be updated to include an inventory of historic structures and sites as well corresponding mapping. Planner Slagle remarked the Land Use Plan should site goals and objectives to promote and retain historic and culturally significant structures and sites.

Mr. Sageser asked if an opportunity was missed to save the old home during the preservation process of the Dippolito property. Planner Slagle remarked that the SADC's hands are tied on this matter because while they are responsive to and respect local zoning, if the parcel wasn't regulated in some way the SADC can't do anything unless the Township makes a recommendation to save the home. She said they will review the recommendation and report back to the Township.

Mr. Sageser suggested that some type of bonding or guideline for completion be established when demolition permits are pulled referring to the home on John Ringo Road that has been in a state of destruction for an extended period of time with no apparent progress being made. Ms. Glashoff commented on the Case home which also appears to be in serious disrepair. There were additional comments made regarding several other homes along John Ringo Road that show neglect.

Ms. Cannelongo commented that she will try to prepare a Historic Inventory and recommendation memo for the Planning Board to review at their February meeting.

**Adopt Goals/Priorities for 2011**

The following list of Goals and Priorities was reviewed for 2011:

1. Adopt reasonable design standards for the AVAD
2. Create a Larison’s Corner Highway/Office District in the LMO
3. Review, prepare and submit any comments and required regulatory changes based on the new Stormwater Management Plan being prepared by the County
4. Review Affordable Housing/COAH requirements
5. Continued miscellaneous ordinance revisions:
  - A. Identify what can be done within the Ordinances to assist Historic Preservation with preserving historic structures
  - B. Review the Solar Ordinance
  - C. Review the Tree Harvesting Ordinance

There was some discussion on taking advantage of the ANJEC grant program to work on developing design standards for the Amwell Valley Agricultural District which was considered in 2010. Chairman Reilly noted he will discuss the grant criteria with Committee Member Kneski as it relates to this year’s budget and report back to the Planning Board. He commented the grant is a 50/50 match that has to be in the budget and last year there wasn’t enough time to move forward with a grant application.

Planner Slagle commented on the S-1 Bill that recently passed in the Senate. She remarked that there will be some changes to the prior affordable housing requirements. She explained that there is still a 10 year compliance period and the long term goal is that every municipality will have a formula that they must achieve—for East Amwell 10% of the Township’s entire housing stock will have to be considered affordable. Planner Slagle noted that on the 2000 census, East Amwell had 1624 housing units which means the Township has an obligation to plan for 164 affordable housing units.

Chairman Reilly suggested the Board consider adopting the 2011 list of goals and priorities at next month’s meeting after Planner Slagle revises it based on this evening’s discussions.

**Selection/Appointment of the Ad Hoc Committees/ Representatives**

It was noted that the following people will represent the various committees listed below:

1. Agricultural Advisory Committee – It was noted that Ms. Lenox is no longer on the Ag Advisory Committee therefore a new liaison will be need to be appointed.
2. Environmental Commission – Dart Sageser
3. FOSPC Liaison – Fred Gardner
4. COAH – Don Reilly
5. Wastewater Management – Roger DeLay
6. AVAD Design Standards – Don Reilly

**Oral Reports**

FOSPC – no report given.

Agricultural Advisory Committee – no report given.

Environmental Commission – no report given.

COAH – no report given.

Wastewater Management – no report given.

AVAD Design Standards – no report given.

PB Secretary – no report given.

Chairman – no report given.

**Open to the Public**

Chairman Reilly opened the floor to public comment. Frances Gavigan of 123 Wertsville Road came forward and suggested the Planning Board agendas be more descriptive to include blocks, lots and street addresses when referring to applications and correspondence. The Board agreed with the suggestion.

Ms. Gavigan continued to comment on the Dippolito/Cavalier Farm saying the County historic inventory has been updated to include this parcel with supporting photographs. She stated there are a number of arguments in support of saving the home including the tailoring of the original building envelope designated at the time the parcel was preserved.

Ms. Gavigan asked the Board to consider including a scenic by-ways/crossroads of the revolution component to the Master Plan as part of the Board’s 2011 list of goals and priorities. Chairman Reilly noted this suggestion can be incorporated into the AVAD Design Standards review.

Ms. Gavigan brought up the Tree Harvesting Ordinance commenting that Ms. Harrington, a Boss Road resident, was under the impression that this Ordinance would prevent her neighbor from cutting down several acres of trees in order to accommodate a solar farm. Ms. Gavigan explained that Ms. Harrington didn’t know that the property owner could cut the trees as long as he obtained a permit. She suggested the Ordinance address clear cutting stands of trees.

Finally, Ms. Gavigan asked if there is a component/goal in the Master Plan allowing for a park to be established in the Sourland Mountain District. Planner Slagle noted that the Open Space and Recreation Plan Element of the Master Plan has goals and objectives to create large contiguous areas of open space in the Sourland Mountain District. Ms. Gavigan asked if there is a cap on the amount of open space that can be preserved. Planner Slagle noted there is only a *minimum* standard for preservation, not a maximum.

A motion by Roger DeLay, seconded by Rob Gilbert to close to the public was unanimously approved.

**Presentation of Vouchers**

A motion by Gail Glashoff, seconded by Rob Gilbert to approve the vouchers for payment as listed on the agenda was unanimously approved.

**Adjournment**

Chairman Reilly adjourned the meeting at 8:47 PM.

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Maria Andrews, Administrative Officer