

**EAST AMWELL PLANNING BOARD MINUTES**  
**7:30 PM East Amwell Municipal Building**  
**May 11, 2011 - Meeting**

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

This meeting of the East Amwell Planning Board was opened on May 11, 2011 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 20, 2011 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 4, 2011."

**Present:** Fred Gardner  
Rob Gilbert  
Linda Lenox  
Don Reilly, Chairman  
Dart Sageser  
Roger DeLay – Alt. #1  
Planner Slagle

**Excused:** Gail Glashoff  
Peter Kneski  
Michael Weis  
Joe Wolfgang  
Edward Feinberg – Alt. #2

Chairman Reilly commented that the Capital Review of the East Amwell School Solar Project listed on the agenda will be deferred to the Board's June agenda because the applicants were not prepared to present anything this evening.

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

Chairman Reilly opened the floor to public comment. Seeing no members of the public come forward, a motion by Roger DeLay, seconded by Fred Gardner to close to the public was unanimously approved.

**Review of Minutes**

A motion by Fred Gardner, seconded by Rob Gilbert to approve the Board's minutes from 4/13/11 was unanimously approved with no revisions noted.

**New Business – Other**

**Approval: Resolution PB#2011-05: Dr. J. Dilts House – B:16 L:1 – 1084 Old York Road – Continuance of Application for 90-days**

A motion by Linda Lenox, seconded by Fred Gardner to approve Resolution PB#2011-05 was unanimously approved by roll call vote.

**Roll Call Vote:** Linda Lenox: Yes, Fred Gardner: Yes, Rob Gilbert: Yes, Don Reilly: Yes, Dart Sageser: Yes, Roger DeLay: Yes

**Approval: Resolution PB#2011-06: Section 26 Review of Ordinance 11-07 (Renewable Energy)**

A motion by Fred Gardner, seconded by Rob Gilbert to approve Resolution PB#2011-06 was unanimously approved by roll call vote.

**Roll Call Vote:** Fred Gardner: Yes, Rob Gilbert: Yes, Linda Lenox: Yes, Don Reilly: Yes, Dart Sageser: Yes, Roger DeLay: Yes

Chairman Reilly reordered the agenda to discuss the Sourland Alliance matter since Tracy Carluccio was present at the meeting.

**Discussion: Sourland Planning Alliance Presentation**

Chairman Reilly commented that Ms. Carluccio came to the meeting this evening in order to make a presentation regarding the Sourland Mountain Comprehensive Management Plan which is part of the Sourland Alliance. He noted that the Alliance is requesting that each municipality making up the Alliance, endorse the Plan by passing a Resolution. He remarked that he and Ms. Carluccio intend to make a presentation to the Township Committee as well but thought it would be appropriate for the Planning Board to also support the endorsement.

Ms. Carluccio provided some background information on the Sourland Alliance. She noted the project was initiated by East Amwell Township back in 2001. She stated East Amwell was the lead agency to apply for funding from the State Department of Community Affairs for a Smart Growth Grant. Ms. Carluccio noted the purpose of the grant was to take a look at the Sourlands from a view point that would include all of the municipalities included in the Sourland area as opposed to individual municipal review.

Ms. Carluccio remarked that the idea was that there is a mountain being shared by several municipalities and we should all be working together for the best interest of the Sourland Mountain area. She noted East Amwell completed their comprehensive Sourland Plan in 2005 and that was considered Phase I of the project. She stated this phase was essentially an analysis which included reviewing each municipality's Natural Resource Inventory, the Ordinances, Zoning and Land Use Management Plans to see how everything compared. Ms. Carluccio commented that Phase II included the goals for moving forward with the project. She explained that the non-profit Sourland Planning Council has since taken on the role of being the contractor for the project and technical input has been provided by the Stony Brook Millstone Watershed Association, Banisch Associates and Conservation Resources.

Ms. Carluccio noted that Phase II was completed in 2007. She indicated that the primary visions for the Sourland Mountain area were to limit development, protect the forest, protect the streams and water sources and encourage public access to the area. She remarked that after much discussion the Alliance decided to create model ordinances that could be used by the surrounding municipalities. Ms. Carluccio stated the next step is to present the project to each Township and obtain endorsement to continue working on the project for further review of good forest stewardship plans.

Chairman Reilly noted that there are no mandates associated with the project. He stated the Alliance is simply trying to provide resources and encourage good stewardship for the Sourland Mountain area. Planner Slagle added that this project is a "toolbox" for continuing educational information and best management practices. Chairman Reilly commented that the Resolution being suggested for the Township Committee to adopt is one that simply states they support continuing to work with the Sourland Alliance.

A motion by Fred Gardner, seconded by Dart Sageser to recommend that the Township Committee endorse the Sourland Alliance by Resolution was unanimously approved.

**Discussion: Request from FOSPC to Adopt a Policy Statement Regarding Land Preservation**

Planner Slagle commented this request is based on a document that came from Upper Freehold Township who adopted a “Country Code” which is an Ordinance that was adopted as part of their Right-to-Farm provisions. She indicated it is really just a statement saying Upper Freehold Township is an agricultural community and agricultural production, slow moving farm vehicles and agricultural odors should be expected there. Planner Slagle noted that Upper Freehold Township had a huge increase in residential units in the mid 1990’s and they are also the largest agricultural community in New Jersey. She said they wanted to make an active statement against residential uses coming in and butting heads with the existing agricultural uses.

Mr. DeLay asked what the functionality of the Ordinance is. Planner Slagle remarked that this Country Code was put in when Upper Freehold Township re-did their zoning regulations and it became an addendum to their Right-to-Farm Ordinance which gave them further legitimacy to endorse all farming activities. She added that the Township also mandated cluster-only major subdivisions at this time.

Mr. Gardner commented he views the Country Code as a blanket provision which provides an overall framework for supporting agriculture and he stated he believes it has considerable value.

Mr. Sageser asked if this statement is really needed in East Amwell’s Ordinances. Planner Slagle remarked that FOSPC is recommending the Planning Board consider including the statement in the Township’s Ordinance.

Mr. Gardner stated he believes the rationale for the Township to consider implementing a Country Code is that, “The SADC circulated this at the Land Rally—they obviously like it. We look to the SADC for 60% of the funding on our farmland acquisitions. I think from a relationship standpoint with the SADC it would make good sense to have this in some way as a statement of policy on the part of East Amwell Township.” He also added that if the Township believes land preservation and supporting an agricultural community is important then from time to time it should be articulated.

Planner Slagle commented that if a Country Code is established as part of the Township’s Right-to-Farm then the Township Committee would have to do it. She indicated the other appropriate place for it would be as an extension or an amendment to the existing AVAD purpose statement which the Planning Board could do. She noted one other option is to review the matter upon reexamination of the Master Plan.

Mr. DeLay commented that he believes the Township’s Ordinances and Master Plan already address the intent of the Country Code statement. Planner Slagle noted that as an agricultural committee, FOSPC could adopt something similar to the Country Code as their guiding principles which would be separate from the Land Develop Ordinance.

Chairman Reilly suggested that the Planning Board report back to FOSPC that they have taken their request under advisement and the Board is trying to determine the most appropriate way to move forward with the matter. It was the consensus of the Board to have Planner Slagle report back next month with any other thoughts on how best to incorporate the Country Code into the Township’s Ordinance.

**Oral Reports**

FOSPC – No report given.

Agricultural Advisory Committee – No report given.

Environmental Commission – Mr. Sageser commented that Mr. Hummel provided a great summary of what was collected during Roadside Clean-up.

Wastewater Management – No report given.

AVAD Design Standards – No report given.

PB Secretary – No report given.

Chairman – Chairman Reilly commented that he would like the Board to get back to looking at the Tree Harvesting Ordinance.

Planner Slagle was excused from the meeting at this time, 8:13 PM.

**Open to the Public**

A motion by Linda Lenox, seconded by Roger DeLay to open to the public was unanimously approved.

Frances Gavigan of 123 Wertsville Road came forward and asked if there are any plans for a public meeting regarding the County’s proposed sidewalk improvement plan to allow for public input on the plans as they are being designed. Chairman Reilly stated that this is really a Township Committee matter and clarified that the plans have already been designed. She also asked about the Sourland Alliance, noting she came to the Planning Board meeting late and missed part of the earlier discussion. Chairman Reilly explained that the Sourland Alliance is a group that has been put together by the municipalities that encompass the Sourland Mountain and the purpose is to establish guidelines for maintaining the area. He said each Township has appointed two members to represent each municipality and the Alliance is simply asking for endorsement of the continued cooperation to disseminate information for better land stewardship.

A motion by Roger DeLay, seconded by Dart Sageser to close to the public was unanimously approved.

**Presentation of Vouchers**

A motion by Fred Gardner, seconded by Rob Gilbert to pay the vouchers as listed on the agenda was unanimously approved.

**Adjournment**

Chairman Reilly adjourned the meeting at 8:21 PM.

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Maria Andrews, Administrative Officer