

EAST AMWELL PLANNING BOARD MINUTES
7:30 PM East Amwell Municipal Building
June 8, 2011 - Meeting

Call to Order, Attendance and Pledge of Allegiance

This meeting of the East Amwell Planning Board was opened on June 8, 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 June 2, 2011."

Present: Fred Gardner
Rob Gilbert
Gail Glashoff
Peter Kneski
Don Reilly, Chairman
Dart Sageser
Michael Weis
Joe Wolfgang – *(arrived at 7:34 PM)*
Roger DeLay – Alt. #1
Edward Feinberg – Alt. #2
Planner Slagle

Excused: Linda Lenox

Citizens' Privilege to Speak on Items not on the Agenda

Chairman Reilly noted for the record that there were no members of the public present at the meeting at this time.

Review of Minutes

A motion by Rob Gilbert, seconded by Roger DeLay to approve the Board's minutes from 5/11/11 was approved with no revisions noted and Gail Glashoff, Pete Kneski, Michael Weis and Edward Feinberg abstaining.

New Business – Other

Approval: Resolution PB#2011-07: Dr. J. Dilts House – B:16 L:1 – 1084 Old York Road – Continuance of Application for 90-days

A motion by Fred Gardner, seconded by Rob Gilbert to approve Resolution PB#2011-07 was unanimously approved by roll call vote.

Roll Call Vote: Fred Gardner: Yes, Rob Gilbert: Yes, Gail Glashoff: Yes, Pete Kneski: Yes, Don Reilly: Yes, Dart Sageser: Yes, Michael Weis: Yes, Roger DeLay: Yes, Edward Feinberg: Yes.

Discussion: Tree Harvesting Ordinance – Update

Mr. Weis explained that the last revision to the Tree Harvesting Ordinance took nearly 5 years to resolve and it was done to address inconsistencies within the Ordinance that would make enforcement by the Zoning Officer difficult. He noted that at the time the Ordinance was revised the Planning Board had promised to revisit the matter again to address the issues raised by the residents. He expressed that he would like to limit this second round of revisions to only those issues. The Board agreed with this approach.

Chairman Reilly clarified that the next steps will be to identify each of the issues raised by the residents last time and make recommendations on which ones to address and how. He noted that one objective of the Sourland Alliance is to treat the Sourland Mountain as a region and not from each municipalities individual perspective. He suggested that the Board review how the other municipalities included in the Alliance are dealing with Tree Harvesting.

It was noted that the Tree Harvesting Ordinance work group will consist of Planning Board Members Michael Weis, Dart Sageser and Rob Gilbert. They will also obtain input from Zoning Officer McManus.

Mr. Weis indicated that he will provide a list of the issues expressed by the residents for review at next month's Planning Board meeting.

Discussion: AVAD Design Standards – Update

Chairman Reilly noted that there is no update on the AVAD Design Standards at this time.

Discussion: Request from FOSPC to Adopt a Policy Statement Regarding Land Preservation – Status Update from Planner

Planner Slagle commented that after the Board's last meeting she went back and reviewed the matter some more. She remarked that the Country Code as Upper Freehold has it does not contain any land development regulations and it is not prescriptive in any way as an Ordinance which is why they attached it to their Right-to-Farm guidelines.

Planner Slagle noted that there are a few ways East Amwell can incorporate a Country Code:

1. As part of a Reexamination Report
2. As part of the Right-to-Farm Ordinance
3. As a purpose statement adopted by Ag Advisory and/or FOSPC
4. As a handout provided by the Township disseminated to residents who come in to the Municipality for any reason such as for permits or general information and/or mailed with tax bills

Mr. Gardner expressed support for adopting the Country Code saying the SADC endorses it since they passed the information out at the Land Rally and because the Township looks to the them for preservation funding we should support their position and adopt the Country Code. Mr. Gardner added that he believes there is some debate within the Township as to the extent of which the Township is going to continue to fund various preservation efforts and stated, "I think there is something perhaps healthy in getting this out in the open as a general issue...I would like to see and I think FOSPC would like to see the Township clarify this attitude."

Mr. Sageser expressed that he thinks Planner Slagle's suggestion to weave the Country Code into appropriate places in documents such as Right-to-Farm or as a Mission Statement for FOSPC is a good approach.

Chairman Reilly noted that he will discuss the possibility of including the Country Code into the Master Plan Reexamination with Planner Slagle while taking into consideration the Planning Board's budget.

Oral Reports

FOSPC – Mr. Gardner reported that the on-going Scibilia preservation effort is moving toward resolution.

Agricultural Advisory Committee – Ms. Glashoff reported that Ag Advisory is discussing the possibility of creating a welcome letter for new residents that would serve to make them aware of the Township’s Right-to-Farm philosophy. Mr. Gardner suggested Ag Advisory seek input from the Trail Association.

Environmental Commission – 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

A motion by Roger DeLay, seconded by Rob Gilbert to open to the public was unanimously approved. Frances Gavigan of 123 Wertsville Road came forward and commented that she heard there may be a stormwater management component to large scale solar projects. She also commented that the rush to install solar may be shifting due to so many public entities getting involved. She cautioned the Board that there is a rush by solar companies to get things approved this year because the 30% grant ends this year.

A motion by Fred Gardner, seconded by Rob Gilbert to close to the public was unanimously approved.

Planner Slagle was excused from the meeting at this time, 8:18 PM.

Presentation of Vouchers

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

Chairman Reilly noted that the school solar project will likely be on the Board’s July agenda. He explained that when they come before the Board, it will be for a Capital Review and the Board can only make recommendations because the school is not required to seek formal approval from the Planning Board.

Adjournment

Chairman Reilly adjourned the meeting at 8:22 PM.

Maria Andrews, Administrative Officer