

EAST AMWELL PLANNING BOARD MINUTES
7:30 PM East Amwell Municipal Building
August 13, 2014 - Meeting

Call to Order, Attendance and Pledge of Allegiance

This meeting of the East Amwell Planning Board was opened on August 13, 2014 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 16, 2014 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 August 7, 2014."

Present: Roger DeLay
Fred Gardner
Gail Glashoff
Linda Lenox
Don Reilly, Chairman
Dart Sageser
David Wang-Iverson
Gail Skupien – Alt. #1

Excused: Rob Gilbert

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 informed the Board about the findings by the Federal Energy Regulatory Commission (FERC) justifying the proposed PennEast pipeline through Mercer and Hunterdon counties as having a "positive environmental impact." She noted that the public comment period ends 9/10/14.

Ms. Gavigan also commented that she believes the recent approval of a Board of Adjustment application will require review of the Township's ordinances and expressed concern with the impact multi-family housing has on wells and septic systems.

Seeing no members of the public come forward, a motion by Gail Glashoff, seconded by Fred Gardner to close to the public was unanimously approved.

Review of Minutes

A motion by Linda Lenox, seconded by Gail Glashoff to approve the Board's minutes from 7/9/14 with no revisions noted was approved with Mr. DeLay and Mr. Gardner abstaining.

New Business – Other

Public Hearing: Steve Lang – Final Major Subdivision Approval – Block 8 Lot 10: Boss Road

Present for the application was Engineer Eric Rupnarain on behalf of property owner Eugene Chiesa and applicant Steve Lang. He explained that Preliminary Major Subdivision approval was granted on 3/13/13 and that Final approval is now being sought in order to perfect the subdivision and create the lots.

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Engineer Rupnarain noted that they agree to all of the items and comments outlined in Engineer O’Neal’s review memo. Engineer O’Neal indicated that several waivers from certain checklist items have been requested and stated that they are reasonable. He added that in other cases the checklist items are simply not applicable because the Township has one checklist, which is combined for both Preliminary & Final approvals. He confirmed that a performance guarantee and developers agreement will need to be established.

The following checklist items were noted as being not applicable:

1. Corporation or partnership certification
2. Feasibility of providing potable water to the site
3. Stormwater management calculations
4. Improvements statement
5. Property owners within 200 feet
6. Slopes 12% or greater
7. Driveway locations with high banks, steep road grades, etc.
8. Locations of existing natural features
9. Wetlands locations
10. Existing and proposed streams, floodplains
11. Plans, cross section, center line profiles, etc.
12. Greenways and open space
13. Buffer and landscape areas
14. Area dedicated to public use
15. Utility and well information
16. Soil testing information
17. Corners “flagged”
18. EIS
19. Drainage calculations
20. Soil erosion control data
21. Plans signed by Engineer
22. Composite map
23. Construction plan, SCD plan, landscaping plan

The following requested checklist waivers were noted:

1. Pollutant load analysis
2. Components of municipal service and utilities statement
3. Traffic Impact Statement
4. 2 ft. contours and steep slopes
5. Original tracing and prints
6. Performance Guarantee
7. Maintenance Guarantee
8. Certification by Soil Conservation District
9. Will serve letters from utilities
10. Municipal Engineer’s Statement

Planner Slagle stated that she had no comments regarding the final subdivision approval.

Mr. Wang-Iverson asked Engineer O’Neal what mathematical closure means on the site plans. He explained that subdivision plans contain bearings and distances and he said those points must all “close” within a certain range.

A motion by Roger DeLay, seconded by Linda Lenox to open to the public was unanimously approved. Seeing no members of the public come forward, a motion by Linda Lenox, seconded by Fred Gardner to close to the public was unanimously approved.

A motion by Gail Glashoff, seconded by Fred Gardner to approve the Final Subdivision subject to the conditions outlined in Engineer O’Neal’s 8/11/14 review memo was unanimously approved by roll call vote.

Roll Call Vote: Gail Glashoff: Yes, Fred Gardner: Yes, Roger DeLay: Yes, Linda Lenox: Yes, Don Reilly: Yes, Dart Sageaser: Yes, David Wang-Iverson: Yes, Gail Skupien: Yes

It was noted for the record that Attorney Norman and Engineer O’Neal were excused from the meeting at this time, 7:46 PM.

Discussion: The Keeping of Non-customary Animals on Residential Properties Throughout the Township – Update from Ag Advisory

Ms. Glashoff commented that Ag is going to host a Farm Forum in October on either the 3rd or 4th Thursday of the month. She noted that Bob Mickel, Ag Extension Agent and Marianne Busher, Tax Assessor will be speaking at the event. Frances Gavigan spoke up from the public indicating that there will likely also be speakers regarding pasture management and bee keeping. She noted there have been recent bills going through Trenton regarding statewide bee keeping and believes the topic to be relevant in East Amwell.

Mr. Gardner commented that an Orchard Road resident is a good example of conscientious land management. He indicated the property owner is keeping 2 horses on a 2 acre lot. He explained typically you can’t have a horse on an acre of land and expect it to work unless careful manure management and limited use is exercised. Mr. Gardner remarked that there is a dirt paddock separate from the pasture which is used to limit the time the horses spend in the pasture and the area is relatively flat. He explained that if there was not careful limiting of the time that the horses are out in the pasture there would likely be an erosion problem. Mr. Gardner summarized his point by stating that if a property has limited space, strict and conscientious management of the land is critical.

Ms. Glashoff suggested it would be beneficial to have some horse owners attend the Farm Forum to share information.

Discussion: Village Study – Update from Subcommittee

Mr. Wang-Iverson commented that there was a final “wrap-up” meeting of the Subcommittee and Planner Slagle where all of the surveys that were received were handed over to her so she can begin consolidating the information and draft a report with recommendations. Planner Slagle indicated she is hoping to have a draft report to the Subcommittee by the beginning of September which will then be forwarded to the Planning Board.

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Oral Reports

FOSPC – No report was given

Agricultural Advisory Committee – No report was given

Environmental Commission – Mr. Sageser noted that the 4-H Fair is coming up, August 20th – 24th.

PB Secretary – No report was given

Chairman – No report was given

Open to the Public

A motion by Dart Sageser, seconded by Linda Lenox to open to the public was unanimously approved. Frances Gavigan of 123 Wertsville Road came forward and suggested the Planning Board review multi-family uses in the various zoning districts throughout the Township to ensure that sensitive areas are protected. Seeing no other members of the public come forward, a motion by Gail Glashoff, seconded by Roger DeLay to close to the public was unanimously approved.

Presentation of Vouchers

A motion by Fred Gardner, seconded by Roger DeLay to approve the vouchers as listed on the Board's 8/13/14 agenda was unanimously approved by voice vote.

Adjournment

Chairman Reilly thanked the Board Members for their efforts in attending tonight's meeting noting how difficult it can be to get a quorum together during the summer. He adjourned the meeting at 7:58 PM.

Maria Andrews, Administrative Officer

Note: These minutes have not been formally approved and are subject to change at the Board's 9/10/14 meeting.