

**EAST AMWELL TOWNSHIP PLANNING BOARD**  
**Reorganization Meeting – Municipal Building**  
**January 14, 2015 at 7:30 pm**

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

This meeting of the East Amwell Planning Board was opened on January 14, 2015 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 23, 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 January 7, 2015.”

**Present:** Roger DeLay  
Fred Gardner  
Rob Gilbert  
Gail Glashoff  
Linda Lenox  
Don Reilly  
Dart Sageser  
David Wang-Iverson  
John Buckwalter  
Dante DiPirro  
Planner Banisch

**Excused:** No one

**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 Dart Sageser, seconded by Linda Lenox 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. A motion by Don Reilly, seconded by Linda Lenox to nominate Rob Gilbert as the Board’s Vice Chair was made. Hearing no other nominations, a motion by Fred Gardner, seconded by Roger DeLay to close the nominations was unanimously approved. The Board congratulated Mr. Gilbert.

It was noted that the Application Review Committee (ARC) will consist of Fred Gardner, Gail Glashoff, Dart Sageser and Roger DeLay with Linda Lenox serving as an alternate member.

A motion by Gail Glashoff, seconded by Linda Lenox to appoint Maria Andrews as the Board’s Administrative Officer was unanimously approved.

A motion by Roger DeLay, seconded by Linda Lenox to approve Resolution PB#2015-01 and the related contract to appoint Chris Norman as the Planning Board’s Attorney for 2015 was unanimously approved by voice vote.

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A motion by Gail Glashoff, seconded by Fred Gardner to approve Resolution PB#2015-02 and the related contract to appoint Frank Banisch as the Planning Board's Planner for 2015 was unanimously approved by voice vote.

A motion by Rob Gilbert, seconded by Roger DeLay to approve Resolution PB#2015-03 and the related contract to appoint Dennis O'Neal as the Planning Board's Engineer for 2015 was unanimously approved by voice vote.

A motion by Fred Gardner, seconded by Linda Lenox 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 Roger DeLay, seconded by Rob Gilbert to approve the Board's 2015 meeting schedule was unanimously approved. It was noted the Planning Board will continue to meet the second Wednesday of each month at 7:30 PM.

### **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, he closed the floor.

### **Approval of Minutes**

A motion by Gail Glashoff, seconded by Roger DeLay to approve the Board's 12/10/14 minutes as revised was approved with Mr. Gardner, Mr. Gilbert and Mr. DiPirro abstaining.

Mr. Gardner commented that the Board's 12/10/14 minutes indicate that Mr. Wang-Iverson provided details on the Residential Dwelling Site Opportunity (RDSO) request made by the Totten's regarding their Wertsville Road property. It was noted that Mr. Wang-Iverson stated the original farm must be 100 acres in order to qualify for an RDSO and the subdivided land must go to a family member with the new dwelling being occupied by people who actually work on the farm. Mr. Gardner clarified that the subdivided land does not actually have to go to a family member. Mr. Wang-Iverson agreed and indicated he had recently found out that he mis-spoke at the Board's December meeting.

### **New Business – Other**

#### **Adopt Goals/Priorities for 2015**

Planner Banisch provided an overview of his memo outlining the Board's 2015 Goals and Priorities. The following highlights were noted:

1. Ringoes Village Study Implementation – specifically to update the Old York Road Pedestrian Plan, review the Circulation Plan Element and review the permitted uses in the Village District for possible expansion and or greater flexibility.
2. Affordable Housing – when the Supreme Court makes clear the means to determine municipal affordable housing requirements, the Planning Board will need to amend its Housing Element and Fair Share Plan.
3. Historic Preservation Ordinance – in 2013 the Historic Preservation Committee began updating a historic sites inventory and is expected to provide a report on recommended regulations. Once the report is provided, the Planning Board must review any concerns or recommendations regarding the historic district/site ordinance.

4. Miscellaneous Ordinance Revisions – specifically to provide a definition for corner lots, review and update the fire protection system requirements for major developments and review the Right-to-Farm language throughout the ordinance for consistency.
5. Revision to Application Checklist – specifically to break out the checklists for preliminary and final applications.
6. Review the Sourland Mountain District Ordinances – as identified in the 2013 Master Plan Re-examination Report, the Planning Board may wish to review the current uses and development standards to determine whether or not any amendments need to be considered.

A motion by Roger DeLay, seconded by Rob Gilbert to adopt the Planning Board’s 2015 list of goals and priorities was unanimously approved by voice vote.

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

It was noted that Gail Glashoff will be the Planning Board liaison to the Ag Committee, Dart Sageser will be the liaison to the Environmental Commission and Fred Gardner will be the liaison to FOSPC.

#### **Appointment of Village Study Subcommittee**

A motion was made by Roger DeLay and seconded by Fred Gardner to appoint the following people to the Village Subcommittee: Dart Sageser, David Wang-Iverson, Don Reilly, Will Harrison and Joan Stevens with 2 additional business owners within the Village to be determined at the Board’s February meeting. It was noted that Mr. DiPirro volunteered to be on the subcommittee if needed. The motion was unanimously approved by voice vote.

#### **Oral Reports**

FOSPC – Mr. Gardner reported that FOSPC has a new member, Tim Martin. He also stated that the Recreation Plan which is part of the Master Plan was adopted in 2005 and he mentioned that Green Acres had some concerns that perhaps the plan should be updated. After a brief discussion it was noted that Planner Banisch will prepare a cost estimate to update the Recreation Plan and get back to the Board.

Agricultural Advisory – Ms. Glashoff noted that Ag did not have a meeting in December and therefore no report was given.

Environmental Commission – No report was given.

PB Secretary – No report was given.

Chairman – Chairman Reilly commented that on occasion applicants will reach out to him and ask to meet in order to get guidance on how to present their application and navigate through the process. He noted that he makes all applicants aware that any meetings are non-binding and all of his guidance is given unofficially. None of the Board Members took any issue with Chairman Reilly continuing this practice.

#### **Correspondence**

Mr. Gardner commented on item #1 listed in the Board of Adjustment’s annual year end report to the Planning Board. He noted that the owner of the referenced property has recently purchased another property on Back Brook Road which is much more appropriate for the uses they received approval for and it is likely that the applicant will not be pursuing the original project although it was noted the variances granted run with the land. Planner Banisch noted that there are towns who put limits on how long unperfected variances remain in effect. He indicated the timeframe is listed as a condition of approval in the resolution. Planner Banisch asked if the Board wished to consider implementing such a limit on variance approvals.

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Mr. Gardner stated that he believed a limit would have been very helpful in this particular instance because even though the Board of Adjustment believed granting the requested variances was justified, he feels the variances are contrary to the Planning Board's intentions with regard to the Sourland Mountain zone. Chairman Reilly commented that it was his understanding that the reason the variances were granted was because the applicant demonstrated to the satisfaction of the Board that conditions existing on the subject site were similar to the characteristics of the Amwell Valley Agricultural zone and the Board Engineer agreed.

The Board requested Ms. Andrews bring this suggestion back to the Board of Adjustment Attorney.

**Open to the Public**

Chairman Reilly opened the floor to public comment. Frances Gavigan of 123 Wertsville Road came forward and congratulated the Planning Board and expressed hope for a good amicable year. Seeing no other members of the public come forward, Chairman Reilly closed the floor to public comment.

**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 by voice vote.

**Adjournment**

Chairman Reilly adjourned the meeting at 8:30 PM.

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Maria Andrews, Administrative Officer