

EAST AMWELL PLANNING BOARD MINUTES
7:30 PM East Amwell Municipal Building
August 12, 2015 - Meeting

Call to Order, Attendance and Pledge of Allegiance

This meeting of the East Amwell Planning Board was opened on August 12, 2015 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 22, 2015 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 6, 2015."

Present: Roger DeLay
Fred Gardner
Gail Glashoff
Linda Lenox
Don Reilly, Chairman
Dart Sageser
David Wang-Iverson
Peter Kneski
John Buckwalter – *Alt. #1*
Dante DiPirro – *Alt. #2*
Planner Frank Banisch

Excused: Rob Gilbert

Chairman Reilly noted that Item #1: Discussion – FCC's Amendments to Rules Relating to Cell Towers will not be discussed tonight and may be carried to another meeting agenda.

Citizens' Privilege to Speak on Items not on the Agenda

It was 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 Roger DeLay, seconded by Gail Glashoff to approve the Board's 6/10/15 minutes with no revisions noted was approved with Mr. Buckwalter abstaining.

New Business – Other

Discussion: Continued Implementation of the Village Study – Status Update

Mr. Wang-Iverson commented that he had attended the recent HART Breakfast and noted that East Amwell Township had won an award for adopting the "Complete Streets Resolution" which he remarked assisted is the township's traffic calming efforts within the Village. He also indicated that Township Administrator Tim Matheny is working on trying to determine the best location for the recently purchased radar speed sign to be permanently located.

Mr. Wang-Iverson noted the speed limit has been reduced to 30 mph before the curve by Princeton Hydro on Route 179.

With regard to pavement painting, Mr. Wang-Iverson commented that he had visited Duke Farms where approximately 60 ft. of thermoplastic has been installed on Duke Parkway West to help regulate traffic.

He indicated that thermoplastic is quite expensive and thought East Amwell could experiment with regular paint. He stated Duke Farms used green thermoplastic in front of all pedestrian crossing areas.

Mr. Wang-Iverson updated the Board on the abandon buildings issue saying the Township is working with the bank who owns the property in the Village with only an existing foundation to demolish it so the lot can be cleaned up and become buildable. With regard to the burned down property on Route 31, Mr. Wang-Iverson commented that he recently noticed heavy equipment there and is hoping the site gets cleaned up soon.

Mr. Sageser commented that Clawson House has been sided with new window installed. He indicated Phase II of the renovations will be to fix the basement. Chairman Reilly asked what the plan is for renovations to the rear of the house. Mr. Sageser explained that the rear addition is in bad shape and not of any historic value so they intend to construct a porch, an entry way, a kitchen and a bathroom so people can enter through the rear of the home. It was noted the entrance will be ADA accessible.

Chairman Reilly provided an update on the status of the library moving back to Ringoes. He commented that the library is not in a position to commit to a long term lease for a South County Library branch. He remarked that they would consider moving back into town if East Amwell had a comparable space for the same rent as where they are currently located.

Discussion: Meeting the Township’s COAH Obligation – Status Update

Planner Banisch provided the Board with a memo dated 8/10/15 regarding preparing an updated Housing Element and Fair Share Plan. The memo outlined the following issues:

East Amwell’s 2008 Housing Element and Fair Share Plan was certified by COAH as meeting a 40 unit prior round obligation, a 9 unit rehabilitation obligation and a 55 unit growth share obligation.

East Amwell’s 2015 COAH obligation is not known but has been estimated several times, both by COAH and most recently by David Kinsey of the Fair Share Housing Center (FSHC). The breakdown is as follows:

- COAH’s adopted N.J.A.C. 5:97 = 104 units
- COAH’s unadopted N.J.A.C. 5:99 = 84 units
- Kinsey’s Report = 336 units

Planner Banisch explained that fulfilling the remaining 292-unit obligation (after applying the 4-unit credit) through inclusionary zoning would require construction of 1460 for sale units (20% set aside) of 1946 rental units (15% set aside) and the water and sewer infrastructure to support the development.

Planner Banisch then gave a computer presentation depicting examples of COAH units that were established in Bedminster and Hopewell.

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Oral Reports

FOSPC – no report was given

Environmental Commission – Mr. Sageser encouraged everyone to attend the upcoming 4-H Fair

PB Secretary – no report was given

Chairman – no report was given

Correspondence

It was noted for the record that no comments were made on any of the correspondence listed on the agenda.

Open to the Public

Chairman Reilly opened the floor to public comment. Dick Ginman of 125 Mountain Road came forward and complimented Planner Banisch on a terrific presentation. Seeing no other members of the public come forward, a motion by Gail Glashoff, seconded by Fred Gardner to close to the public was unanimously approved.

Adjournment

Chairman Reilly adjourned the meeting at 9:24 PM.

Maria Andrews, Administrative Officer