

**EAST AMWELL TOWNSHIP
PLANNING BOARD REGULAR MEETING
February 9, 2022 Meeting Minutes – 7:30 PM**

Call to Order, Attendance and Pledge of Allegiance

The East Amwell Township Planning Board meeting was called to order at 7:30 PM by Chair Tim Willey followed by the salute to the flag.

The following statement of compliance with the Open Public Meetings Act was read into the record by Board Administrator Parsons: "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 27, 2022 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 February 7, 2022.

Attendance – Roll Call

Committee Member	Position	Term	1/17/22	2/9/22	3/9/22	4/13/22	5/11/22	6/8/22	7/13/22	8/10/22	9/14/22	10/12/22	11/9/22	12/14/22
Mark Castellano	Class I/Mayor	12/22	X	X										
Vacant	Class II/Twp.	12/22												
John Mills	Class III/TC	12/22	X	X										
Nathalie Nelson	Class IV	12/24	X	X										
John Seramba	Class IV	12/25	X	X										
Tamara Lee	Class IV	12/22	X	X										
Tim Willey	Class IV	12/23	X	X										
Mike Mills	Class IV	12/24	X	A										
Marnie Stetson	Class IV/EC	12/23	X	X										
Jackson Reiter	Alternate #1	12/22	X	R										
Angelo Lovisa	Alternate #2	12/22	X	X										
Vacant	Alternate #3	12/22												
Krista Parsons	Administrator	12/22	A	X										
Jolanta Maziarz	Attorney	12/22	X	X										
Elena Gable	Planner	12/22	E	X										
Bill Burr	Engineer	12/22	E	A										

REVIEW OF AGENDA

Under New Business- Other, adding resignation of Board Member Jackson Reiter

CITIZENS PRIVILEGE TO SPEAK ON ITEMS NOT ON THE AGENDA

A motion made by John Seramba, seconded by Angelo Lovisa to open the meeting to the public was unanimously approved by voice vote.

Frances Gavigan 123 Wertsville Road, Ringoes, NJ- Ms. Gavigan asked the Board if they had plans to fix side yard setbacks in the Village and reclassify generators as not being considered a structure.

A motion made by Angelo Lovisa, seconded by John Seramba to close the meeting to the public was unanimously approved by voice vote.

PRESENTATION OF MINUTES:

January 17, 2022 Reorganization Minutes

A motion made by John Seramba, seconded by Mark Castellano to approve the minutes was unanimously approved by voice vote.

RESOLUTIONS FOR APPROVAL

There were no resolutions to be considered for approval.

NEW BUSINESS- APPLICATIONS

147 Lewis Street, LLC

2-C Bulk Variances

12 Boss Road, Ringoes, NJ

Block: 11 Lot: 5

Village District

Bulk Variances

Mark Castellano and John Mills recused themselves from the hearing at 7:35p.m.

Patrick Cerillo Esq., attorney for the applicant introduced the application, the applicant is proposing to build a single-family home on an existing undersized lot, dating back to 1915.

Ms. Veronica Nicol-Campe was sworn in by Attorney Maziarz. Ms. Nicol-Campe discussed the intent after purchasing the lot, which was to refurbish the existing home that existed on the lot, and after feedback from a couple contractors she was informed the house could not be repaired and had to be demolished. Ms. Nicol-Campe also reached out to a neighbor regarding purchasing property, however it turned out to be the incorrect owner. Ms. Nicol-Campe stated that at this time purchasing additional land is a financial burden.

Patrick Cerillo introduced Exhibit A1- Model of the Proposed Home. Ms. Nicol-Campe stated the home will be a 3 bedroom, 2 bath, 2 car garage, modular home and addressed the questions raised by Planner Gable in her review, specifically the color of the home and addition of windows in the back of the house. Discussion took place that the applicant is not opposed to having additions of windows be a condition of approval.

Attorney Maziarz opened up the meeting to members of the public for questions or comments of the witness testimony. No members of the public came forward.

Antoine Hajjar, Professional Planner was sworn in by Attorney Maziarz and provided his credentials and licenses held. Planner Hajjar was accepted by the Board as an expert witness. Planner Hajjar presented Exhibit A2 Tax Map and Exhibit A3 Photo of Existing Dwelling February 9, 2022 and discussed each of them with the board. Mr. Hajjar presented testimony stated the existing structured that was demolished and unsafe coincides with the Ringoes Village study that was conducted by Banisch Associates and provided the positive and negative criteria in support of the application, stating that even though the lot is a pre-existing non-conforming lot, construction of the house still meets all bulk requirements and the current use is permitted in the zone and is consistent with the existing lots in the area. Mr. Hajjar addressed the questions raised in the Board Planners review. Mr. Hajjar presented Exhibit A4 Letter of Certification from Hunterdon County Soil Conservation.

Planner Elena Gable reviewed her report and the applicant's planner and attorney addressed any open questions. Discussion also took place amongst the board members and the applicant's professionals.

Chair Willey opened up the meeting to members of the public for questions or comments of the witness testimony. No members of the public came forward.

Attorney Maziarz opened up the meeting for public comment and testimony.

George Somjen was sworn in by Attorney Maziarz. George Somjen 8 Boss Road, Ringoes, NJ- Daughter Kimberly Somjen owns the property. Mr. Somjen testified the flooding and the existing swale and suggested planting trees to absorb runoff. Mr. Somjen submitted Exhibit O1 Property Survey of 8 Boss Road.

Paula Anastasio, applicant's realtor provided testimony answering Ms. Lee's questions about the garage be relocated to the front and discussing the process she went through to help Ms. Nicol-Campe with choosing a contractor and design of the modular home.

Attorney Maziarz opened up the meeting for comments/questions from the public of Ms. Anastasio.

Frances Gavigan 123 Wertsville Road, Ringoes, NJ- Ms. Gavigan asked if this was going to be a spec house and discussed the square footage of the house.

A motion made by John Seramba, seconded by Nathalie Nelson to open the meeting to the public was unanimously approved via voice vote.

George Somjen questioned the size of the prior house that existed on the lot.

A motion made by John Seramba, seconded by Nathalie Nelson to close the meeting to the public was unanimously approved by voice vote.

The board members provided their comments on the application and discussed any concerns.

A motion made by Angelo Lovisa, seconded by John Seramba to approve the application with the following conditions was approved by roll call vote:

Conditions: Windows be added to the left elevation, at least one per room, minimum of three windows and the applicant will address the grading, drainage and the stormwater management to the satisfaction of the board engineer and all plans shall be modified to the satisfaction of the board engineer.

Roll Call:

Tamara Lee: Yes, Nathalie Nelson: Yes, John Seramba: Yes, Marnie Stetson: Yes, Tim Willey: Yes and Angelo Lovisa: Yes.

NEW BUSINESS- OTHER

Resignation of Board Member Jackson Reiter

A motion made by Marnie Stetson, seconded by John Seramba to accept the resignation with regret was unanimously approved by voice vote.

UNFINISHED BUSINESS

Master Plan Amendment

Planner Gable reviewed the proposed edits to the Master Plan Element and the proposed goals and objectives of the Planning Board.

John Seramba suggested looking into Ordinance #90-06 and incorporate it into the Master Plan.

A motion made by John Seramba, seconded by Nathalie Nelson to hold a public hearing on the Master Plan Amendment at the March 9, 2022 meeting was unanimously approved by voice vote.

Re-Examination Report

Tamara Lee stated that their line items from the Heyer, Gruel and Assoc. April proposal will need to be approved to proceed working on the Master Plan and it is all based on the budget.

Mark Castellano stated they can approve the line items based on the status of the budget.

Discussion took place on how the board wanted to handle this. A motion made by John Seramba, seconded by Tamara Lee to authorize Planner Gable subject to funds available was unanimously approved by voice vote.

Focus Group Meetings

Tamara Lee stated the first meeting is scheduled for February 22, 2022 with the large farmers and are still getting responses from the horse and small farmers and have not reached out to the other groups as of yet.

Tamara Lee stated that the Historic Preservation Committee invited her to their meeting to discuss matters and Tracy Carluccio inquired about volunteers for a Food Truck Ad-hoc committee.

ITEMS FOR DISCUSSION

There were no items for discussion.

ORAL REPORTS

FOSPC- No report, Mike Mills not present.

Environmental Commission- Marnie Stetson stated the Commission is working on grants electric vehicle stations, forest plan and tree planting.

PB Secretary- Administrator Parsons asked the Board if they would be inclined to changing the start time of the Planning Board meetings to 7:00 p.m. The Board was all in favor.

Chair- No update provided.

PRESENTATION OF VOUCHERS

A motion made by Mark Castellano, seconded by John Seramba to approve the vouchers were unanimously approved by voice vote.

OPEN TO THE PUBLIC

A motion made by Mark Castellano, seconded by Nathalie Nelson to open the meeting to the public was unanimously approved by voice vote.

Frances Gavigan 123 Wertsville Road, Ringoes, NJ- Ms. Gavigan commented on the time change of the Planning Board meeting.

A motion made by Marnie Stetson, seconded by Nathalie Nelson to close the meeting to the public was unanimously approved by voice vote.

CORRESPONDENCE

No discussion took place.

ADJOURN

A motion made by Nathalie Nelson, seconded by John Seramba to adjourn the meeting at 9:26 p.m. was unanimously approved by voice vote.

Krista Parsons, Administrative Officer