

**EAST AMWELL TOWNSHIP PLANNING BOARD
MEETING AGENDA**

East Amwell Township Municipal Building

1070 Route 202, Ringoes, NJ 08551

June 20, 2023 @ 7:00pm

I. CALL TO ORDER

II. FLAG SALUTE

III. STATEMENT OF COMPLIANCE/ATTENDANCE -

In compliance with the Open Public Meetings Act, this is a regularly scheduled meeting, pursuant to the resolution adopted on January 11, 2023, with a meeting notice sent to the Hunterdon County Democrat on January 18, 2023. A copy of the agenda for this meeting was posted to the Township website on June 15 12, 2023, posted on the bulletin board, and filed in the Clerk's Office on June 15, 2023.

In Attendance: Chairman Tim Willey, Vice Chair Marnie Stetson, Jamal Kadri, Al Nardi, Mike Mills, Nathalie Nelson, Emily Deadwyler, Mayor Jenna Casper Bloom, TC member Dante DiPirro, Richard Catenacci, & Breona Pirrone.

Also Present: Planner Susan Gruel, Planner Megan Stanley, Attorney Alexis Smith and Secretary Kristen Panos.

IV. REVIEW OF AGENDA

No changes were made to the agenda.

V. CITIZENS PRIVILEGE TO SPEAK ON ITEMS NOT ON THE AGENDA

Vice Chair Stetson moved to open the meeting to the public for items not on the agenda. Ms. Nelson seconded the motion.

No member of the public came forward to speak.

Mr. Nardi motioned to close the meeting to the public for items not on the agenda. Ms. Nelson seconded the motion.

VI. PRESENTATION OF MINUTES

1. May 15, 2023 Regular Meeting Minutes
2. April 13, 2022 Regular Meeting Minutes - carry
3. June 8, 2022 Regular Meeting Minutes – carry
4. July 13, 2022 Regular Meeting Minutes – carry
5. August 10, 2022 Regular Meeting Minutes – carry
6. September 14, 2022 Regular Meeting Minutes – carry
7. September 29, 2022 Special Meeting Minutes– carry
8. October 12, 2022 Regular Meeting Minutes- carry

TC member DiPirro provided his corrections to the minutes on record to Ms. Panos.

Mr. Kadri motioned to approve the May 15, 2023 minutes with revisions. Mr. Nardi seconded the motion.

VII. RESOLUTIONS FOR APPROVAL -

DISH Wireless, LLC
14 Stoney Brook Rd.

Block: 40 Lots: 41.01
Sourland Mountain

MINOR SITE PLAN APPROVAL

Roll Call was made. All members of the Planning Board were in favor. Resolution was adopted.

VIII. NEW BUSINESS -

None

IX. UNFINISHED BUSINESS

1. Master Plan Reexamination Report Public Hearing
A continuation of the Public Hearing that began on May 15, 2023

The Board asked to hear public comment regarding the presentation Planner Gruel provided at the May 15, 2023 public hearing.

TC member DiPirro motioned to open the meeting to the public for comment on the Master Plan Reexamination Report. Mr. Mills seconded the motion.

Linda Ranft, East Amwell resident, stated her concerns regarding the Township's planning. They included the septic systems, water, electrical problems, development and subdivisions. She asked that the Township requests shared programs with the State and County pertaining to roadways. She would not like to see added expenditures from the Township to support the schools, policing, or for the Department of Public Works. Ms. Ranft had conversed with the Board in regards to her concerns. Mr. Catenacci asked if Ms. Ranft was opposed to building the historic directory as other towns have done. Ms. Ranft stated that while she does enjoy historic preservation in the town, she does not wish to see additional traffic due to historic attractions.

Noelle Wiggins, East Amwell resident, asked Planner Gruel if it was intended within the Reexamination Report to expand any of the districts in town. Planner Gruel commented that the Master Plan is a policy document and it does not in effect extend or decrease any of the districts.

A motion was made to close the meeting to public comment on the Master Plan Reexamination Report by Vice Chair Stetson. The motion was seconded by Mr. Nardi.

Chairman Willey asked the Board to provide their thoughts on the Master Plan Reexamination Report.

Vice Chair Stetson started by saying this report is a reflection of a tremendous amount of hard work, most of it which had been done last year. She thanked the people who contributed to this report when they had served the Board last year, especially Tamara Lee, Mark Castellano, Kit Crisafulli, John Seramba, Angelo Lovisa and Planner Elena Gable, who worked really hard to get all of the Board's ideas on paper. Despite all of the hard work, this is really just the beginning. The plan talks about items that the community

agrees with, from protecting the dark skies, doing something to replace the trees and keep the trees we have, to protecting the viewshed, keeping Ringoes quaint, keeping farming as a viable lifestyle, allowing residents to get generators here without a lengthy hearing process, trying and doing something about flooding and stormwater management. Those are the things this report talks about and things that we all agree upon. Now, I hope we can get this behind us, have subcommittees to prioritize, get the plan back to the Planning Board, and get recommendations to the Township Committee to do the really hard work. Vice Chair Stetson continued to thank Linda Ranft, Noelle Wiggins, and Francis Gavigan for showing up and asking great questions and keeping the Board's feet to the fire. She thanked them for showing up month after month to continue giving their input on the process.

Mayor Casper-Bloom asked what is the definition of "agritourism". Planner Gruel deferred to Planner Stanley, who had previously worked with the SADC, to respond. Attorney Smith swore in Planner Stanley. Planner Stanley stated that what the State looks at as agritourism would be U-Pick operations, farm to table type operations, it really depends on the level of scale you want to permit in your town. Also, sometimes special events such as weddings at wineries can be considered Agritourism as well.

TC member DiPirro clarified that this reexamination does not, in itself, provide protection for anything. Rather it lists a number of things that the Township can now look into. He is pleased that we have listed a number of things that are significant to the residents to keep the Town and character the way that it is.

He continued to say he was pleased with the public input and at this time looks forward to prioritizing the items within the report.

Ms. Nelson stated she was pleased with the reexamination report, as it was a lot of hard work, and it would be a good idea to prioritize what needs to be done.

Mr. Mills stated that he is pleased with the report.

Ms. Deadwyler stated she does not think that the Board has missed much. She pointed out that she was happy to see information about the impervious coverage and stormwater management within the report. She hopes that subcommittees can be created to start prioritizing some of the initiatives mentioned within the Report.

Mr. Kadri said the report is a comprehensive document. He has some ideas of what he would like to prioritize.

Mr. Nardi also said this is a comprehensive document and he thanked everyone who had a part to work on the document last year, he also thanked Mr. Catenacci for working with the HPC to get a list of historic homes. He continued to thank the residents who come to the meetings.

Mr. Catenacci said thank you.

Ms. Pirrone said that she is excited to see what projects could be done. She continued to say that she loves living in East Amwell and it is good to see that so many people care. She hopes that subcommittees can be created to start prioritizing some of the initiatives mentioned within the Report.

Chairman Willey stated that the reexamination report had started quite some time ago. Elena had put in a lot of work into this report. People do watch us here, and we have informed a lot of people as to what a Master Plan really is. People had misconceptions about it. We cleared that air, and we have put this report together with input from farmers, land owners, and people from just about every area in our town. I would like to thank Tamara Lee. Ms. Lee had made a big effort into making this come to fruition. It is a service to your community, it is a big commitment and effort that everybody had put in. I want to thank everyone for the effort that was put into it. We put together a very good plan to move forward with.

Roll Call was made. All were in favor.

X. ITEMS FOR DISCUSSION

1. Farmland Preservation Plan – Mr. Mills spoke about the element of the Master Plan that the FOSPC group has been spearheading and it will go to the Ag Advisory Committee for two public hearings. He elaborated on the process and Planner Stanley filled in additional details regarding the grants and SADC requirements. A discussion was held.
2. Invoices

XI. ORAL REPORTS

1. FOSPC- Mr. Mills had provided all details of his report during the Items for Discussion.
2. ENVIRONMENTAL COMMISSION - Vice Chair Stetson reported that this month had been a quiet month. Mike Van Clef had come to the meeting to speak about invasive species removal.
3. AGRICULTURAL ADVISORY COMMITTEE - Mr. Mills reported that the committee will be back to regular monthly meetings next month.
4. HISTORIC PRESERVATION COMMITTEE - Mr. Catenacci read an email into record.
5. PB SECRETARY - Ms. Panos asked Mr. Mills if the write-in period for FOSPC members was close to being complete. Mr. Mills did not know. She elaborated that the Board could anticipate receiving the Farmland Preservation Plan to review as early as this month.
6. PB CHAIR - Chairman Willey informed the members of the Board and the public that he would be resigning effective after the meeting tonight.

XII. OPEN TO THE PUBLIC

TC member DiPirro motioned to open the meeting to the public. Ms. Nelson seconded the motion.

No member of the public got up to speak.

Vice Chair Stetson motioned to close the meeting to the public. Ms. Nelson seconded the motion.

XIII. CORRESPONDENCE

Parker McCay Correspondence re: appointment of Linda A. Galella to New Jersey Superior Court

XIV. ADJOURN

A motion was made to adjourn by TC member DiPirro. The motion was seconded by Ms. Nelson.