

EAST AMWELL PLANNING BOARD MINUTES
7:30 PM East Amwell Municipal Building
July 10, 2019

Call to Order, Attendance and Pledge of Allegiance

This meeting of East Amwell Planning Board was opened on July 10 , 2019 at 7:32 P.M. 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 31, 2019 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 July 8 , 2019."

Roll Call and Agenda Review

Present:

Rick Wolfe
Roger DeLay
Frances Gavigan
Mark Castellano
Chris Sobieski
Tamara Lee
Tim Willey
John Buckwalter
Gail Glashoff- Chair

Also Present:

Attorney Norman
Krista Parsons (Admin. Officer)

Absent:

Joe Nyce
Planner Slagle
Engineer Burr

REVIEW OF AGENDA (7:34:15)

The hearing for the Housing Element and Fair Share Plan will be held at the August meeting.

PRESENTATION OF MINUTES: (7:34:31)

Motion made by Mr. DeLay seconded by Mr. Sobieski, to approve the June 12, 2019 Regular Minutes was unanimously approved with Ms. Glashoff abstaining.

Motion made by Mr. Sobieski, seconded by Mr.Castellano to approve the June 12, 2019 Executive Minutes were unanimously approved with Ms. Glashoff abstaining.

CITIZENS PRIVILEGE TO SPEAK ON ITEMS NOT ON THE AGENDA (7:35:30)

Motion made by Mr. Willey, seconded by Ms. Gavigan to open to the public was unanimously approved.

Seeing no members of the public come forward, motion made by Mr. Willey, seconded by Ms. Gavigan to close to the public was unanimously approved.

RESOLUTION: (7:35:53)

Memorialization of Resolution for Danebb LLC. Block 27.01, Lots 18 & 32 for Minor Subdivision/Lot Line Adjustment.

Motion made by Mr. DeLay, seconded by Mayor Wolfe was approved by roll call vote:

Roll Call Vote: Mr. Wolfe- **Yes**, Mr. DeLay- **Yes**, Ms. Gavigan- **Yes**, Mr. Castellano- **Yes**, Mr. Sobieski- **Yes**, Ms. Lee- **Yes**, Mr. Willey- **Yes**, Mr. Buckwalter- **Yes** and Ms. Glashoff- **abstain**.

Memorialization of Resolution for Wojciech & Lorena Bochenek. Block 40.03 Lot: 3 for Resolution of Dismissal without Prejudice.

Motion made by Mr. Sobieski, seconded by Mr. Castellano was approved by roll call vote:

Roll Call Vote: Mr. Wolfe- **Yes**, Mr. DeLay- **Yes**, Ms. Gavigan- **Yes**, Mr. Castellano- **Yes**, Mr. Sobieski- **Yes**, Ms. Lee- **Yes**, Mr. Willey- **Yes**, Mr. Buckwalter- **Yes** and Ms. Glashoff- **abstain**.

NEW BUSINESS: (7:37:57)

Adoption of Amendments to the Housing Element and Fair Share Plan

Public Hearing has been moved to the August 14th meeting.

ITEM FOR DISCUSSION: (7:38:27)

Discussion on wildflowers around perimeter of Route 604 solar field.

Mayor Wolfe mentioned he was provided with information, when the Planning Board approved the solar field on Route 604, the Board included a condition requiring the solar company to plant wildflowers in the rows of evergreens to serve as part of the screening between the solar field and Ms. Rynearson's house. The wildflowers are causing problems; smothering evergreens and aggravating Ms. Rynearson's allergies. The solar company will not rectify the problem unless they have something in writing from the Township relieving them of this condition. Mayor Wolfe asked the Board if they would give permission to send a letter or otherwise provide advice on what needs to be done. Ms. Lee recommended a letter from the Zoning Officer be sent to the solar company relieving them of this condition as there is a process to follow if someone was to appeal the decision. The Board was in agreement and further suggested that the Zoning Officer's letter be sent to all parties involved.

Review of Amendments to the Zoning Overlay Ordinance and Master Plan Consistency

Review Discussion (7:47:23)

Discussion will be moved to the August 14th meeting.

Marijuana Dispensaries: (7:48:05)

Secretary Parsons stated she received an email from a gentleman who will be applying for a medical dispensary license somewhere in the State and he was looking in East Amwell Township and wanted to know what the Township's position is regarding marijuana dispensaries.

The Board discussed the topic and concluded the Board has no standing on this topic until an application is brought before the Board. It was discussed, Ms. Lee will assist Mayor Wolfe and Secretary Parsons to draft a letter of response.

Mayor Wolfe stated he has been reaching out to the local farmers to see if they would like to sit down and see what the Township can do to help them make farming more economically sustainable.

Update Regarding Parking at the Post Office (8:12:36)

Mayor Wolfe commented the State indicated they would consider eliminating part of the bike lanes and restore on street parking outside of the post office with appropriate sight triangles if he and the Township Engineer wrote a letter requesting the same, which has been done.

Mayor Wolfe noted the owner of the Post Office building purchased the bank building across the street and is planning to construct additional parking there and is also preparing to make certain modifications to the existing parking lot at the Post Office complex.

Ms. Gavigan had a suggestion to ask the owner of the complex to turn over the point of the property to the Township as an easement since making turns at that intersection is so difficult.

The Board also discussed traffic, implementing stop signs and taking steps to control speeding within the Village.

CONTRACT: (8:28:04)

The contract for Bill Burr with Maser Consulting to serve as Board Engineer was discussed. Motion made by Mayor Wolfe to approve the contract, seconded by Ms. Gavigan was approved by roll call vote:

Mr. Wolfe- **Yes**, Mr. DeLay- **Abstain**, Ms. Gavigan- **Yes**, Ms. Glashoff- **Yes**, Mr. Castellano- **Yes**, Mr. Sobieski- **Yes**, Ms. Lee- **Yes** and Mr. Willey- **Yes**.

A discussion was held regarding obtaining a Class II member for the Planning Board. Ms. Lee suggested someone from Public Works. Mayor Wolfe will reach out to DPW Superintendent Jason Silverthorn.

ORAL REPORTS: (8:34:24)

FOSPC- No report.

EC- No report.

PB Secretary- Ms. Parsons handed out a draft amendment to the walls and fence ordinance to get the Board Members input. There was discussion amongst the Board regarding if the ordinance had to come back before the Planning Board after endorsement by the Township Committee.

Vice Chair- No report.

CORRESPONDENCE: (8:47:39) None

OPEN TO THE PUBLIC (8:47:42)

Motion made by Mr. Willey seconded by Mr. DeLay to open to the public was unanimously approved.

Seeing no members of the public come forward, a motion made by Mr. DeLay, seconded by Mr. Willey to close to the public was unanimously approved.

CLOSED EXECUTIVE SESSION: (8:48:01)

Motion made by Ms. Gavigan, seconded by Mr. Sobieski to enter into Closed Executive Session was unanimously approved.

Executive Session was held from 8:49 pm - 9:51 pm.

PRESENTATION OF VOUCHERS: (9:51:18)

Chair Glashoff mentioned there is a carryover on Attorney Norman's invoices. Attorney Norman noted he was informed by his superior that he has not been paid from East Amwell in a long time. Ms. Parsons commented Chair Glashoff inadvertently took the vouchers home at the last meeting she attended. Chair Glashoff replied she looked at home and she only has copies of vouchers and not originals. Ms. Parsons stated she will coordinate with the CFO regarding any outstanding vouchers.

There was discussion amongst the Board regarding the vouchers being presented.

Motion made by Mr. DeLay, seconded by Mr. Willey to approve the bills of the evening were unanimously approved.

ADJOURNMENT (9:58:26)

Motion made by Mr. Willey, seconded by Mr. DeLay to adjourn the meeting was unanimously approved.

Krista Parsons, Administrative Officer