

**EAST AMWELL TOWNSHIP PLANNING BOARD
MEETING AGENDA**

East Amwell Township Municipal Building

1070 Route 202, Ringoes, NJ 08551

July 17, 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 July 13, 2023, posted on the bulletin board, and filed in the Clerk's Office on July 13, 2023.

In Attendance : Richard Catenacci, Marnie Stetson, Mayor Jenna Casper-Bloom, Jamal Kadri, TC Member Dante DiPirro, Nathalie Nelson, Emily Deadwyler, Al Nardi, Mike Mills. Also Present: Planner Megan Stanley, Attorney Alexis Smith, and PB Secretary Kristen Panos.

Excused: Breona Pirrone & Engineer Ferreiro.

IV. NOMINATIONS FOR CHAIR PERSON

Vice Chair Stetson took a moment to thank the Planning Board's previous Chairman, Tim Willey, for his contributions to the Board and the Township.

TC Member Dante DiPirro made a motion for Al Nardi to become the next Chairman of the Planning Board. The motion was seconded by Ms. Deadwyler.

Roll Call was made.

In favor: Richard Catenacci, Marnie Stetson, Mayor Jenna Casper-Bloom, Jamal Kadri, TC Member Dante DiPirro, Nathalie Nelson, Emily Deadwyler, Al Nardi, Mike Mills.

Opposed: None.

V. REVIEW OF AGENDA

Chairman Nardi announced that Mr. Catenacci would be sworn in as a Class IV Planning Board member. Attorney Smith swore Mr. Catenacci into office.

Chairman Nardi also thanked emeritus Chairman Tim Willey for the years he had served this Board and the East Amwell community.

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

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

Freda Routh, East Amwell resident, spoke about the lighting ordinance. She asked for additional provisions regarding LED lights, and solar powered lighting to be included in the ordinance.

Francis Gavigan, East Amwell resident, spoke highly of emeritus Chairman Willey’s character. She provided a card for the Board to sign to thank Mr. Willey for his time on the Board. She also touched on the lighting ordinance Ms. Routh had discussed. Ms. Gavigan expressed that she never previously had a light in her front yard, but she does now because of disabilities. She asked that any changes to the ordinance practices restraint from affecting property owners’ ability to maintain their properties.

A motion was made to close the public comment for items not on the agenda by Vice Chair Stetson. The motion was seconded by Ms. Deadwyler.

VII. PRESENTATION OF MINUTES

- 1. June 20, 2023 Regular Meeting Minutes
- 2. April 13, 2022 Regular Meeting Minutes
- 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

Mayor Casper-Bloom made a motion to approve June 2023 Regular Meeting Minutes. Vice Chair Stetson seconded the motion. All were in favor.

Vice Chair Stetson made a motion to approve the April 13, 2022 Regular Meeting Minutes. Ms. Nelson seconded the motion. All were in favor.

Recused from the motion to approve the April 13, 2022 Regular Meeting Minutes: Mayor Casper-Bloom, TC member DiPirro, Mr. Kadri, Mr. Nardi, Mr. Catenacci, Ms. Deadwyler.

VIII. RESOLUTIONS FOR APPROVAL -

Master Plan Reexamination Report

Roll Call:

Member Name	Vote	Public Hearing Date	Public Hearing Date	Memorialization Date
Al Nardi Class IV	AYE	May 15, 2023	June 20, 2023	July 17, 2023

Marnie Stetson Class IV	AYE	May 15, 2023	June 20, 2023	July 17, 2023
Mayor Jenna Casper-Bloom Class I	AYE	May 15, 2023	June 20, 2023	July 17, 2023
Jamal Kadri Class II	AYE	May 15, 2023	June 20, 2023	July 17, 2023
TC member Dante DiPirro Class III	AYE	May 15, 2023	June 20, 2023	July 17, 2023
Nathalie Nelson Class IV	AYE	May 15, 2023	June 20, 2023	July 17, 2023
Email Deadwyler Class IV	AYE	May 15, 2023	June 20, 2023	July 17, 2023
Mike Mills Class IV	AYE	May 15, 2023	June 20, 2023	July 17, 2023
Richard Catenacci Class IV	AYE	May 15, 2023	June 20, 2023	July 17, 2023
Vacant Alternate I				
Breona Pirrone Alternate II				

VIII. NEW BUSINESS -

None

IX. UNFINISHED BUSINESS

None

X. ITEMS FOR DISCUSSION

1. Farmland Preservation Plan – Mr. Mills reported that there are no additional updates since last month. He will reach out to Heyer, Gruel and Associates to get a Planner to approve the report. Mr. Kadri has also joined the FOSPC committee.
2. Process and next steps following the adoption of the Reexamination

Chairman Nardi provided guidance that the Board may want to create 3 subcommittees to start working on individual items from the 45 items suggested by the Master Plan Reexamination Report. He asked for comments and opinions from the Board members.

Ms. Deadwyler contributed that she would like to prioritize either 1) things that would be easy to knock off of the list; 2) things that potentially are imminent, that should be addressed sooner than later.

Vice Chair Stetson responded that she believes the Dark Sky Ordinance fits a lot of those categories. The Township already has a great ordinance, but it could use some definitional elements that could be tweaked to better protect East Amwell residents.

The review of local ordinances related to warehousing was discussed. TC Member DiPirro mentioned that surrounding communities have seen warehouse applications come through and asked the planner if she considered warehousing a time sensitive issue. Planner Stanley responded that it would be good to get ahead of warehousing. She confirmed with TC Member DiPirro that neighboring towns have some projects that are beginning to abut the Township's borders. Planner Stanley confirmed that is a topic to stay on top of because warehousing technology changes rapidly.

Planner Stanley also recommended addressing the electric vehicle infrastructure and suggested it would not be a heavy lift.

Attorney Smith explained that the mandatory language from the statute regarding the EV infrastructure can be obtained using the model ordinance from the State of New Jersey.

Attorney Smith also wanted to clarify the importance of the Time of Application rule in regards to warehousing. She explained it is important to remember when you do have an application come in, it is often too late because of the Time of Application Rule. Any ordinance in place at the time an application is filed, will have to be the ordinance used to govern. That remains true even if the Board is actively amending their ordinances.

Mayor Casper-Bloom clarified with Attorney Smith that an ordinance regarding land use code would start with the Township Committee, then would be subject to review by the Planning Board to ensure it is consistent with the Master Plan and Reexamination Report, and only after the review it would go back to the Township Committee for a second reading and adoption.

When asked about whether there is a model ordinance for warehouse structures, the professionals provided guidance to the Board that there is a lot of literature out there. They indicated the best way to initiate working on the warehouse ordinance would be to look at municipalities that are similarly situated to East Amwell, and look into how their warehouse ordinances are set up.

Ms. Deadwyler asked about potential events on private farms, and expressed she hopes that they are done respectfully.

Mayor Casper-Bloom expressed that she believes Dark Sky ordinance, and warehousing ordinances are some important topics. She also informed the Board that the Stormwater Management Ordinance is something the Township is already working on.

Chairman Nardi expressed his understanding that the Board is in agreement that the first priority should be an ordinance regarding warehousing. The second priority should be the Dark Skies ordinance review, and the third priority is the Farmland Preservation Plan.

Mr. Catenacci asked if he could continue to work on the Historical Preservation item of the Master Plan Reexamination report. Through his connections within the Township and contacting the County Historical Department, he has been able to obtain a lot of pertinent information. He asked the Chairman and

professionals for any further guidance they could provide regarding the item that recommends developing architectural standards, as he would like to see if it was something that would fall in the scope of what he is already working on.

Chairman Nardi asked for volunteers to address each item discussed. Vice Chair Stetson asked to work on the Dark Sky Ordinance. Mayor Casper-Bloom and Ms. Nelson also volunteered to work on the Dark Sky Ordinance. Ms. Deadwyler, TC Member DiPirro, and Chairman Nardi volunteered to work on the Warehousing Ordinance. Mr. Mills and Mr. Kadri volunteered to work on the Farmland Preservation Plan. Mr. Catenacci volunteered to continue working on Historical Preservation.

3. Invoices

A discussion was held regarding the approval for the July 5, 2023 invoice for East Amwell's Planning Board General Fund. The invoice will be resubmitted by Parker and McCay.

Ms. Stetson moved to approve the two invoices for DISH Wireless from Parker McCay and the June 5, 2023 invoice from Parker McCay for East Amwell's Planning Board. Ms. Nelson seconded the motion. All were in favor.

XI. ORAL REPORTS

1. FOSPC- Mr. Mills reported that FOSPC is still working on the Farmland Preservation Plan.
2. ENVIRONMENTAL COMMISSION - Vice Chair Stetson reported that the Environmental Commission is working with the Sourlands Conservancy to plant trees on town-owned property.
3. AGRICULTURAL ADVISORY COMMITTEE - Mr. Mills reported that their next meeting is Wednesday, July 19, 2023.
4. HISTORIC PRESERVATION COMMITTEE - Mr. Catenacci expressed that he had worked hard to get in touch with the County in regards to getting Historical information. He will continue to look for sources and try to get an extensive catalog for the Township.
5. PB SECRETARY - Ms. Panos confirmed that she would be allowed be each member of the Board to provide contact information if any of the volunteers of the Subcommittees needed one another's contact information.
6. PB CHAIR - Chairman Nardi expressed that going forward he would like to make sure all professionals are involved in the review process with all applications. He commended Ms. Panos for knocking off previous minutes. Chairman Nardi asked members of the Board and the public to kindly not interrupt others while they are speaking.

XII. OPEN TO THE PUBLIC

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

Freda Routh, East Amwell resident, wanted to add to the conversation about architectural standards. She mentioned two houses in town that are original Sears Catalog houses. She asked if improvements are made, that the restoration keeps the original architectural materials of the design in place. She also asked that the Township work with the County and State to enforce speed limits.

Linda Ranft, East Amwell resident, expressed that the Board could have asked the public what they would like to see as the top priorities from the Reexamination Report.

Francis Gavigan, East Amwell resident, commended Chairman Nardi for requesting that everyone treat others kinder, nicer, more polite and more professionally. She also thanked TC Member DiPirro for asking what was a time sensitive issue. She explained her concern over Superstorms, as the consequences of the stormwater runoff could result in the loss of life. She also expressed her concern about lighting standards.

Ms. Deadwyler asked Planner Stanley regarding the Stormwater Management Plan that the Township was working on with the consultant. Planner Stanley replied that while this will help start to address stormwater issues, there will likely be multiple layers to adequately provide protection to the residents. There was further discussion regarding stormwater mitigation.

XIII. CORRESPONDENCE

None

XIV. ADJOURN

A motion was made to adjourn the meeting by Ms. Nelson, seconded by Vice Chair Stetson. All were in favor.