

**WEST AMWELL TOWNSHIP
PLANNING BOARD MEETING
January 20, 2015**

The West Amwell Township Planning Board Re-organization Meeting was called to order at 7:00 PM by Attorney Shurts followed by the salute to the flag.

The following statement of compliance with the Open Public Meetings Act as listed on the meeting agenda was read into the record by Attorney Shurts: This meeting was called pursuant to the provisions of the Open Public Meetings Act. This meeting was included in a list of meetings transmitted to the Hunterdon County Democrat and the Times of Trenton on January 30, 2014. Notice has been posted on the bulletin board at Town Hall on January 15, 2015 and has remained continuously posted as to required notices under the Statute. A copy of this notice is available to the public and is on file in the Office of the Planning Board and Township Clerk.

The following general policy statement of the Planning Board was read into the record by Attorney Shurts: The Board's general policy is to end the presentation of testimony on applications by 10:30 PM and to conclude all Board business by 11:00 PM. When necessary, the Chair may permit a reasonable extension of those time limits.

The meeting was recorded via digital recording system and a copy of the CD is on file in the Office of the Planning Board.

Attendance – Roll Call

Present: Steve Bergenfeld
Nella Hamtil
Art Neufeld
Hal Shute
Rob Tomenchok – *Chairman*
Chester Urbanski
Bob Balaam – *Alt. #1*
Jim Cally – *Alt. #2*
Attorney Shurts
Engineer Burr
Planner McManus

Excused: John Dale
George Fisher
John Haug

Oaths of Office

Attorney Shurts administered the following oaths of office:
James Cally – *Alt. #2*
Nella Hamtil – *Class II*
Art Neufeld – *Class IV*

Nominations/Appointments

Attorney Shurts asked for nominations for the Board’s Chairman. A motion was made by Mr. Urbanski, and seconded by Mr. Bergenfeld to nominate Rob Tomenchok as the Board’s Chairman. Hearing no other nominations, a motion by Mr. Urbanski, seconded by Ms. Hamtil to close the nominations was unanimously approved. The motion to appoint Rob Tomenchok as the Board’s Chairman was unanimously approved by voice vote. The Board congratulated him and he took over the meeting.

Chairman Tomenchok asked for nominations for the Board’s Vice Chairman. A motion was made by Ms. Hamtil, and seconded by Mr. Bergenfeld to nominate Chester Urbanski as the Board’s Vice Chairman. Hearing no other nominations, a motion by Mr. Neufeld, seconded by Mr. Bergenfeld to close the nominations was unanimously approved. The motion to appoint Chester Urbanski as the Board’s Vice Chairman was unanimously approved by voice vote.

A motion by Mr. Urbanski, seconded by Mr. Bergenfeld to appoint Maria Andrews as the Board’s Secretary was unanimously approved by voice vote.

A motion by Mr. Bergendfeld, seconded by Mr. Urbanski to appoint Ruth Hall as the Deputy Board Secretary was unanimously approved by voice vote.

Appointments/Subcommittees

A motion by Mr. Bergenfeld, seconded by Mr. Neufeld to appoint Chester Urbanski, John Haug and Nella Hamtil to the By-Laws Subcommittee was unanimously approved by voice vote.

A motion by Mr. Bergenfeld, seconded by Mr. Urbanski to appoint Hal Shute, Rob Tomenchok and George Fisher to the Subdivision Subcommittee was unanimously approved by voice vote.

Approval of Bill List

A motion by Ms. Hamtil, seconded by Mr. Balaam to approve the vouchers for payment as listed on the Board’s 1/20/15 bill list was unanimously approved by roll call vote.

Resolutions of Approval

A motion by Mr. Bergenfeld, seconded by Mr. Urbanski to approve the following resolutions was unanimously approved by voice vote:

- Resolution PB#2015-01: Consent Agenda
- Resolution PB#2015-02: Meeting Schedule
- Resolution PB#2015-03: Designation of Official Newspaper

A motion by Ms. Hamtil, seconded by Mr. Urbanski to approve Resolution PB#2015-04: Appointment of Board Attorney was unanimously approved by voice vote.

A motion by Mr. Bergenfeld, seconded by Mr. Urbanski to approve Resolution PB#2015-05: Appointment of Board Engineer was unanimously approved by voice vote.

There was some discussion on the contract received from Planner McManus. Mr. Urbanski remarked that the 2015 contracts received from Attorney Shurts and Engineer Burr were identical to their 2014 contracts and asked why Planner McManus’s contract had changed. Planner McManus explained that there were no substantive changes to her contract and that her responsibilities to the Board remain the same, but that this

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year's contract was simply an updated version containing the affirmative action/equal employment compliance language.

A motion by Ms. Hamtil, seconded by Mr. Bergenfeld to approve Resolution PB#2015-06: Appointment of Board Planner was unanimously approved by voice vote.

Applications

Chairman Tomenchok noted that there were no applications listed on this evening's agenda but stated the Board has received two applications from the same applicant who was hoping to have both heard at the Board's February meeting. There was some discussion on the complexity of the projects and the likelihood of whether or not both could be heard in one evening. It was noted that Attorney Shurts will reach out to the applicant's attorney and advise him to notice the public hearing for both applications with the understanding that the Board may only get through the first application and may start testimony on the second one if time permits.

Unfinished Business

Discussion – Permitted Uses – Status Update

Planner McManus explained that she had updated the Schedule 3 table to reflect the discussion at the Board's December meeting. The changes included: The revision of "car wash" from a permitted use in the Highway Commercial (HC) and Light Highway Commercial (LHC) districts to a conditional use, updating the name of a gasoline station to a "motor fuel service station," and to make major solar photovoltaic facilities a permitted use in the Light Industrial (LI) district.

There was some discussion on seasonal events with the consensus of the Board to leave them as permitted.

There was some discussion on combining categories such as "vehicle repair and/or sales" and "warehousing distribution and/or wholesaling" in order to simplify the Schedule 3 table. It was noted that "entertainment and recreation" will be combined to cover both indoor and outdoor events.

It was noted that medical offices and urgent care facilities will be listed as conditionally permitted.

Mr. Shute asked if the Board wanted to discuss whether or not the Township should keep the LI district or consider combining it with another district. The consensus of the Board was to first review the surrounding districts and then determine if it made sense to combine anything.

There was some discussion on "child" daycare being permitted within non-residential districts. It was noted that if the Board did not wish to include "adult" daycare, then the categories must remain separate. It was the consensus of the Board to combine them.

Mr. Neufeld asked about museums. It was the consensus of the Board to allow museums in all commercial districts.

It was noted that Planner McManus will clean up the permitted use chart to reflect tonight's discussion. She will also provide a map of the zoning districts and get started on the list of definitions for review at next month's meeting.

New Business

Discussion: Holcombe Property – Right-of-way Easement

Present for the discussion was Open Space Committee Chairman John Cronce. Mr. Shute provided the Board with a map that was produced in 1988 depicting multiple roads that were proposed for future development. He explained that some of the proposed roads still exist today and noted the only one that actually made it onto the tax map is the proposed Mt. Airy By-pass which is located on the Holcombe property.

Planner McManus clarified that the map is no longer part of the Township’s Master Plan.

Mr. Shute explained that the Holcombe’s are considering preserving another portion of their property and the proposed By-pass is presenting a problem. Mr. Cronce stated that the County is recommending the By-pass be removed. Planner McManus indicated that the Circulation Plan Element of the Master Plan would need to be amended.

Mr. Bergenfeld commented that while he is not opposed to doing away with the unused roadways, he has never heard of a Township giving anything away and remarked that in theory the Holcombe’s will gain additional income off of the land preservation if the By-pass/right-of-way is eliminated.

Attorney Shurts commented that the By-pass may have been acquired through a fee simple action at the time of the original preservation and suggested that this needs to be clarified prior to moving forward with the new preservation application.

Planner McManus remarked that the matter can be addressed by either the Township doing away with the easement or by the Planning Board amending the Circulation Plan Element of the Master Plan.

It was noted that the consensus of the Board was to have Planner McManus review the roadways and recommend which ones, if any, should be eliminated. It was also noted that Planner McManus will determine if additional road capacity is needed in the areas depicted on the 1988 map. Mr. Cronce commented that there is no benefit to the Township at this time, in keeping the old proposed roads.

Open to the Public

Chairman Tomenchok opened the floor to public comment. Seeing no members of the public come forward, a motion by Mr. Urbanski, seconded by Ms. Hamtil to close to the public was unanimously approved by voice vote.

It was noted for the record that Attorney Shurts, Engineer Burr and Planner McManus were excused from the meeting at this time, 9:39 PM.

Approval of Minutes

A motion by Mr. Urbanski, seconded by Mr. Cally to approve the Board’s 12/16/14 minutes as revised was unanimously approved by voice vote.

Mr. Cally noted that the originally proposed path for the PennEast Pipeline has been changed and suggested everyone log onto the PennEast website to review the newly proposed pipeline route.

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Adjournment

A motion by Mr. Urbanski, seconded by Mr. Cally to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 9:49 PM.

Maria Andrews, Planning Board Secretary