

**WEST AMWELL TOWNSHIP  
PLANNING BOARD MEETING  
September 15, 2015**

The West Amwell Township Planning Board Meeting was called to order at 7:00 PM by Chairman Tomenchok 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 Chairman Tomenchok: The 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 29, 2015. Notice has been posted on the bulletin board at Town Hall on September 10, 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 Chairman Tomenchok: 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 Chairman 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:** George Fisher  
Nella Hamtil  
John Haug  
Art Neufeld  
Rob Tomenchok – *Chairman*  
Chester Urbanski  
Bob Balaam – *Alt. #1*  
Jim Cally – *Alt. #2*  
Attorney Shurts  
Engineer Burr  
Planner Dan Hauben – (*Covering for Planner McManus*)

**Excused:** Steve Bergenfeld  
John Dale  
Hal Shute

**Approval of Bill List**

A motion by Mr. Haug, seconded by Ms. Hamtil to approve the vouchers for payment as listed on the Board's 9/15/15 bill list was approved by roll call vote with Mr. Urbanski abstaining.

**Resolutions of Approval**

It was noted for the record that there were no resolutions listed on the agenda for approval.

**Unfinished Business**

**Discussion – Permitted Uses: Conditional Use Requirements and Definitions**

Planner Hauben who was covering this evening’s meeting for regular Board Planner McManus noted a minor language change on page 12 and indicated that all other revisions had been included in Planner McManus’s latest revised document. Mr. Urbanski noted a minor edit on page 15. Mr. Cally asked if the document is consistent with all of the required Council on Affordable Housing (COAH) definitions. Chairman Tomenchok explained that the State requirements supersede the Township’s therefore Planner McManus included all of the State’s language in with the amended changes.

Chairman Tomenchok also noted that the document was forwarded to Zoning Officer Chris Rose for his review and comment. He indicated Mr. Rose did not suggest any changes.

A motion by Mr. Urbanski, seconded by Mr. Cally to forward the amended permitted uses, requirements and definitions along with the amended schedule 3 to the Township Committee for their review was approved by roll call vote with Ms. Hamtil abstaining.

**Discussion – Establish a Subcommittee to Address COAH Requirements**

Mr. Haug asked why the Planning Board is establishing a subcommittee if the Township Committee is addressing the COAH requirements. Mr. Fisher noted that the Township Committee will be holding a special meeting on 9/16/15 at 5:30 PM with Attorney Cushing to discuss the COAH numbers and how the Township needs to proceed with addressing the required number of units. Mr. Fisher remarked the current figures indicate the Township will need to create approximately 150 – 351 COAH units over the next 10 years. Mr. Fisher added that Engineer Burr is developing a vacant land analysis for review. Chairman Tomenchok commented that he does not believe it is practical to build COAH units on vacant land and stressed the importance of the Township protecting itself from litigation.

A motion by Mr. Urbanski, seconded by Mr. Cally to carry the COAH discussion to the Board’s 10/20/15 agenda was unanimously approved by voice vote.

**Discussion – Amended Planning Board Checklist – Status Update**

Engineer Burr provided the Board with a copy of suggested revisions for the checklist that he, Mr. Cally and Mr. Shute had prepared. He remarked the document could be considered a first draft and asked the Board to review it for further discussion at next month’s meeting.

**New Business**

**Correspondence – Resolution 2015-07: Annual Report from the Board of Adjustment**

Mr. Urbanski suggested the report include dates on when the applications were submitted to the Board of Adjustment. Secretary Andrews noted she will contact Board of Adjustment Secretary Ruth Hall and ask if dates can be included in future reports to the Planning Board.

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**Open to the Public**

Chairman Tomenchok opened the floor to public comment. It was noted for the record that no members of the public were present at the meeting at this time. A motion by Ms. Hamtil, seconded by Mr. Urbanski to close the floor to public comment was unanimously approved by voice vote.

Engineer Burr commented that Mr. Strober had submitted his revised site plans addressing all of the Planning Board's conditions of approval and stated he believes construction for the project should be starting soon.

It was noted for the record that Attorney Shurts, Engineer Burr and Planner Hauben were excused from the meeting at this time, 7:45 PM.

**Approval of Minutes**

A motion by Mr. Urbanski, seconded by Mr. Haug to approve the Board's 7/21/15 minutes with no revisions noted was approved by voice vote with Ms. Hamtil abstaining.

**Adjournment**

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

The meeting adjourned at 7:46 PM.

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Maria Andrews, Planning Board Secretary