

**WEST AMWELL TOWNSHIP  
PLANNING BOARD MEETING  
October 20, 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 October 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 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:** Steve Bergenfeld  
John Dale  
George Fisher  
John Haug  
Art Neufeld  
Hal Shute  
Rob Tomenchok – *Chairman*  
Chester Urbanski  
Jim Cally – *Alt. #2*  
Attorney Shurts  
Engineer Burr  
Planner McManus

**Excused:** Nella Hamtil  
Bob Balaam – *Alt. #1*

**Approval of Bill List**

A motion by Mr. Haug, seconded by Mr. Dale to approve the vouchers for payment as listed on the Board's 10/20/15 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.

**Applications**

**Completeness Determination – T&T Tree Service: 1429 & 1431 State Hwy. 179 – Block 5 Lots 24 & 24.01 – Preliminary & Final Site Plan Approval**

Engineer Burr referred to his completeness review memo dated 10/19/15 and noted the applicant was seeking waivers from the following items:

1. Applications and fees submitted to Hunterdon County Planning Board, Soil Conservation, County Board of Health and D&R Canal Commission
2. Report documenting soil permeability tests
3. Proposed tax lot numbers from the Township Tax Assessor
4. Environmental Impact Statement
5. Wetlands report
6. A Letter of Interpretation (LOI) from the New Jersey Department of Environmental Protection (NJDEP)
7. Proposed well locations
8. Locations of soil log data
9. Delineation of flood hazard areas
10. Documentation for Woodlands Protection Ordinance

Engineer Burr commented that the applicant believes their current LOI is good through the end of 2015 and has indicated that no proposed improvements will be disturbing any wetland areas. He also indicated the requested waivers were reasonable and suggested the application could be found to be complete. He noted that any of the waived items could be asked for if the Board found it necessary to do so during the course of testimony at the public hearing.

Mr. Urbanski asked what T&T Tree Services does. Engineer Burr clarified they are arborists and provide tree clearing services. Mr. Neufeld indicated he is a customer of theirs and has used them to diagnose problems and cut down trees.

Mr. Shute asked if they had applied as the property owner or contract purchaser. Engineer Burr stated he believes they applied as the contract buyers for the property. Mr. Shute remarked that all but 28 acres of the parcel are preserved.

A motion by Mr. Urbanski, seconded by Mr. Bergenfeld to deem the application complete was unanimously approved by voice vote.

**Unfinished Business**

**Discussion – Establish a Subcommittee to Address the Council on Affordable Housing (COAH) Requirements**

Mr. Fisher explained that the plan is for Engineer Burr to work with the Environmental Commission and Open Space to research and develop a land analysis report that the Planning Board can review and discuss. Mr. Fisher indicated an Executive Session meeting will likely be needed at some point in the

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future to discuss the COAH requirements. Chairman Tomenchok requested Engineer Burr coordinate with Special Counsel Richard Cushing and COAH Liaison Shirley Bishop to establish dates for a special meeting in November. Planner McManus commented that West Amwell had filed a Declaratory Judgment indicating they will fulfill their COAH requirements and explained that now a plan must be developed to address how that can be done.

Chairman Tomenchok stated that Cathy Urbanski went above and beyond the call of duty to compile land data for the professionals to review and thanked her for all of her efforts. He noted that Engineer Burr should have a vacant land analysis for the Board to review sometime next week.

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

Engineer Burr commented that he did not receive any comments on the revised draft checklist that was distributed at the Planning Board's last meeting. Mr. Shute and Mr. Cally both expressed that they were pleased with the proposed consolidation of the checklist and commented that they believe it is the best that can be done given the State's regulations and requirements.

The Board thanked Engineer Burr, Mr. Shute and Mr. Cally for their efforts in amending the checklist. It was noted Engineer Burr will provide a clean final revised copy.

### **New Business**

#### **Open to the Public**

Chairman Tomenchok noted for the record that no members of the public were present at the meeting at this time.

It was noted for the record that Attorney Shurts, Engineer Burr and Planner McManus were excused from the meeting at this time, 7:54 PM.

### **Approval of Minutes**

A motion by Mr. Urbanski, seconded by Mr. Haug to approve the Board's 9/15/15 minutes with no revisions noted was approved by voice vote with Mr. Dale, Mr. Bergenfeld and Mr. Shute abstaining.

### **Adjournment**

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

The meeting adjourned at 7:55 PM.

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Maria Andrews, Planning Board Secretary