

**WEST AMWELL TOWNSHIP
PLANNING BOARD MEETING
January 19, 2016**

The West Amwell Township Planning Board Re-organization Meeting was called to order at 7:00 PM by Planning Board Secretary Maria Andrews 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 Secretary Andrews: 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 29, 2015. Notice has been posted on the bulletin board at Town Hall on January 14, 2016 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 Secretary Andrews: 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: Bob Balaam
Steve Bergenfeld
Nella Hamtil
John Haug
Art Neufeld
Rob Tomenchok – *Chairman*
Chester Urbanski
Jim Cally – *Alt. #1*
Carl Ippolito – *Alt. #2*
Engineer Burr

Excused: John Dale
Hal Shute

Oaths of Office

Attorney Shurts was present at the meeting to discuss the T&T Tree Service, Inc. resolution and administered the following oaths of office in his capacity as a Notary Public:

Stephen Bergenfeld – Class I
Nella Hamtil – Class II
Rob Tomenchok – Class IV
John Haug – Class IV
Chester Urbanski – Class IV
Bob Balaam – Class IV
James Cally – Alt. #1
Carl Ippolito – Alt. #2

Nominations/Appointments

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

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

Appointments/Subcommittees

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

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

Approval of Bill List

A motion by Mr. Cally, seconded by Mr. Haug to approve the vouchers for payment as listed on the Board’s 1/19/16 bill list was approved by roll call vote with Mr. Urbanski abstaining.

Resolutions of Approval

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

Resolution PB#2016-01: Consent Agenda

Resolution PB#2016-02: Meeting Schedule

Resolution PB#2016-03: Designation of Official Newspaper

A motion by Mr. Cally, seconded by Mr. Urbanski to approve Resolution PB#2016-04: Appointment of Board Attorney Christopher Norman was unanimously approved by voice vote.

A motion by Mr. Cally, seconded by Ms. Hamtil to approve Resolution PB#2016-05: Appointment of Board Engineer William Burr was unanimously approved by voice vote. It was noted for the record that there were no rate changes for 2016.

A motion by Mr. Haug, seconded by Mr. Cally to approve Resolution PB#2016-06: Appointment of Board Planner Elizabeth McManus was unanimously approved by voice vote. It was noted for the record that there is a \$10.00 per hour rate increase for 2016.

Applications

Attorney Shurts noted he was at the meeting this evening to discuss revisions to previously approved Resolution PB#2015-10: T&T Tree Services, Inc. (T&T) approval for pole barns and related improvements along with preliminary and final site plan approval on Block 3 Lots 24 and 24.01. Attorney Shurts explained that after he forwarded the revised resolution, which was adopted at the Planning Board’s 12/15/15 meeting to the applicants Attorney Henry Chou, additional revisions were requested.

Attorney Shurts indicated there may be an issue with Exhibit A-5 that was presented at the meeting. He explained that while T&T becomes the owner of the entire tract, only the 28 acre exception area agreed to with the State Agriculture Development Board (SADC) may be used by the applicant to conduct his business. The balance of the tract is preserved farmland and is not available for use by the applicant’s tree service and nursery business. It was noted that the 28 acre exception area includes the driveway leading from State Highway 179 to the improved area of the property. The exception area is shown in light green on Exhibit A-5 and within that area the applicant had labeled a “9 acre nursery stock, wood processing and material storage area.” Attorney Shurts clarified that the applicant did not really intend to limit those activities to the 9 acre area since there already exists a significant amount of dedicated lands to producing nursery stock all around the exception area. Additionally, the applicant does not know where the wood processing area will be as of yet. The wood processing area must be approved by the New Jersey Department of Environmental Protection (NJDEP). Attorney Shurts commented that once that area is approved and a copy of the permit is received, the location of the wood processing will be fixed.

Attorney Shurts suggested the Planning Board rescind Resolution PB#2015-10 and approve Resolution PB#2016-07. A motion Mr. Bergenfeld, seconded by Ms. Hamtil to rescind Resolution PB#2015-10 and approve Resolution PB#2016-07: T&T Tree Services, Inc. – Pole Barns (2) and Related Improvements – Preliminary and Final Site Plan Approval, Conditional Use and Waivers – Block 3 Lots 24 and 24.01 was approved by roll call vote with Mr. Neufeld and Mr. Ippolito abstaining.

Unfinished Business

Discussion – COAH Requirements – Status Update

Chairman Tomenchok noted for the record that no update had been received from Planner McManus.

New Business

It was noted for the record that no new business items were discussed.

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 Mr. Haug to close to the public was unanimously approved by voice vote.

Approval of Minutes

A motion by Mr. Urbanski, seconded by Mr. Bergenfeld to approve the Board’s open session minutes from 12/15/15 with no revisions noted was unanimously approved by voice vote.

A motion by Mr. Bergenfeld, seconded by Mr. Urbanski to approve the Board’s executive session minutes from 12/15/15 with no revisions noted was unanimously approved by voice vote.

West Amwell Township Planning Board Minutes – 1/19/16

Adjournment

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

The meeting adjourned at 8:14 PM.

Maria Andrews, Planning Board Secretary