

Minutes for the Environmental Commission – Dec. 9, 2010

Call to order – the meeting began at 7:30 pm.

In Attendance –Coyne, Hall, Myhre, Slowick, Tomenchok, Urbanski, Fisher (TC liaison).

Absent – Piel, Van der Veen.

Minutes – October 14, 2010, approved.

Opportunity for public comment – no members of the public were in attendance.

The Environmental Commission reviewed the draft Renewable Energy Ordinance and produced the following:

ORDINANCE NO. 2011

AN ORDINANCE OF THE TOWNSHIP OF WEST AMWELL, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO AMEND THE LAND USE REGULATIONS OF THE TOWNSHIP OF WEST AMWELL, SPECIFICALLY CHAPTER 109 OF THE GENERAL ORDINANCES OF THE TOWNSHIP AND TO PROVIDE REGULATIONS REGARDING ALTERNATIVE ENERGY FACILITIES.

WHEREAS, the Township of West Amwell recognizes the growing trend of residential and commercial properties installing solar and wind structures to produce renewable energy, and

WHEREAS, use of renewable energy is one way for a property to reduce its impact on the environment and solar and wind energies are abundant, non polluting and renewable energy resources, and

WHEREAS, in recognition of the above statements the New Jersey Legislature has recently amended the Municipal Land Use Law (N.J.S.A. 40:55D) to permit renewable energy facilities in industrial zones on sites of 20 acres or larger and to recognize renewable energy facilities as inherently beneficial uses, and

WHEREAS, The Planning Board and the Environmental Commission have determined that there exists the need to regulate the use and placement of alternative energy facilities and structures in light of the current national and regional trend toward the development of renewable energy generating systems and that existing zoning regulations do not address this emerging trend as it may impact the use of valuable natural resources, rural character and farmland in West Amwell Township; and

WHEREAS, The Planning Board and the Environmental Commission have considered recent legislation enacted in the State of New Jersey declaring certain alternative and renewable energy generating systems inherently beneficial uses to the citizens of this State and the Environmental Commission and the Planning Board believe there is a need to balance the development of these uses with State and local land use goals and objectives to protect the natural resources, including farmland, and the rural character of West Amwell Township while allowing for the development of alternative solar or photovoltaic and wind energy facilities and structures in an orderly way; and

WHEREAS, the West Amwell Township Committee acknowledges that existing ordinance standards do not adequately provide for the orderly use and development of lands in the Township of West Amwell for solar or photovoltaic and wind energy facilities and structure installations for individual homeowners and business establishments; and for larger installations that are capable of generating electrical power for the general citizenry of the State, region, and community, and concurs with the recommendations of the Planning Board.

NOW, THEREFORE, be it ordained by the Mayor and Township Committee of the Township of West Amwell that the Land Use Code of the Township of West Amwell shall be amended as follows:

SECTION I - SOLAR, DEFINITIONS

CHAPTER 109 – Zoning, of the Ordinances of West Amwell Township, Article I, General Provisions, 109-4, Definitions is hereby amended and supplemented with the following new definitions:

MINOR SOLAR OR PHOTOVOLTAIC ENERGY FACILITY OR STRUCTURE - "Minor solar or photovoltaic energy facility or structure " or "minor solar or photovoltaic energy system" means a fuel cell, solar or photovoltaic panel or system of panels for the production of energy that:

1. Uses solar energy as its fuel; is located on the power beneficiary's premises; is designed and intended primarily to offset part or all of the beneficiary's requirements for energy consumption on site; and is secondary to the beneficiary's use of the premises for other lawful purpose(s); or,
2. Is intended to mitigate electrical system improvement requirements; and
3. Generates not more than 110% of the power consumed by the beneficiary's premises, which shall be documented through the submission of power company electricity usage bills or another form of documentation acceptable to the West Amwell Township Zoning Officer.

MAJOR SOLAR OR PHOTOVOLTAIC ENERGY FACILITY OR STRUCTURE - Major solar or photovoltaic energy facility or structure or major solar or photovoltaic energy system means a system of fuel cells, solar or photovoltaic panels and equipment for the production of energy that is not a minor solar or photovoltaic energy facility or structure.

SECTION II – SOLAR, ZONING

Chapter 109 of the Ordinances of West Amwell Township, Article II, District Regulations, permitted Accessory and Conditional uses in 109-79, the SRPD District; 109-80, the RR-6 District, 109-81 the RR-5 District; 109-82, the RR-4 District; 109-83, the R-9 District; 109-84, the NC District, 109-85, the LI District, 109-86, the HC District and 109-87, the LHC District hereby amended and supplemented, by adding the following new subsections in the above Districts, as follows:

1. Permitted Accessory Uses - Minor solar or photovoltaic energy facilities or structures.
Minor solar facilities shall be permitted to be ground mounted and mounted to principal

and accessory structures and buildings, provided however that in the case of a roof mounted system, the photovoltaic solar panels and all necessary equipment shall not extend more than 12” above the edge of the roofline or above the highest point of the roof surface or structure. Minor solar facilities shall have a setback consistent with residential building regulations. In the case of a surface level or ground mounted system, the system shall consist of 10 or fewer photovoltaic panels and shall be situated more than 50 feet from the nearest property boundary line. Notwithstanding, systems shall not exceed the maximum building height in the zoning district.

2. Conditional Uses - Major solar or photovoltaic energy facilities or structures.

SECTION III – SOLAR, CONDITIONAL USE STANDARDS

All Major solar or photovoltaic energy facilities or structure installations shall comply with all applicable state and federal laws and regulations and shall also comply with the following conditional use standards:

1. Minimum lot size: 20-acres. Preliminary and final site plan approval shall be obtained prior to obtaining a zoning permit. Solar Facilities for non preserved farmland shall be a maximum of 10 acres, have a 2 MW limit and have a 1:5 ratio, or 20% of the total acreage in order to continue to have the “Right to Farm” protection.
2. No soil shall be removed from any site upon which major solar or photovoltaic energy facilities and structures are constructed as per the West Amwell Township Soil Removal Ordinance. Grading within Prime Farmland and Farmlands of Statewide Significance shall be limited to only that necessary to construct access roads and for construction of inverter and switching equipment pads.
3. Except pursuant to a permit issued by NJDEP, no portion of major solar or photovoltaic energy facilities and structures shall occupy areas of land designated and regulated by NJDEP as floodplains, flood hazard areas, wetlands, wetland transition areas or riparian corridors. An applicability determination from the NJDEP shall be provided

¹ Prime Farmlands include all those soils in Land Capability Class I and selected soils from Land Capability Class II. Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods, Prime Farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

² Farmlands of statewide importance include those soils in land capability Class II and III that do not meet the criteria as Prime Farmland, These soils are nearly Prime Farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods, Some may produce yields as high as Prime Farmland if conditions are favorable.

to document the presence and/or absence of these regulated areas. A 300 foot buffer shall be maintained between NJDEP designated Category One waters, as defined in the existing Surface Water Quality Standards rules at N.J.A.C. 7:9B-1.4, and any portion of proposed major solar or photovoltaic energy facilities and structures. Category One waters includes the Alexauken Creek and all named and unnamed tributaries of this stream. Buffer maintenance shall be consistent with the West Amwell Stream Corridor Protection Ordinance (109-146).

4. Major solar or photovoltaic energy facilities and structures shall not occupy any area beyond the required principal building setbacks for the zone in which the facility is to be located, exclusive of a pole for interconnection of the facility to the electrical grid. The minimum vegetated visual and security buffer width for major solar or photovoltaic energy facilities or structures shall be provided in all zones and the minimum principal setbacks shall be increased in any zone where the principal building setback is less than 50 feet.
5. Major solar or photovoltaic energy facilities and structures shall not be visible from the public traveled way (public roads, trails, navigable waterways, scenic highways and bi-ways), publicly owned properties, open space, preserved farmland and historic resources, including sites and buildings listed or eligible for listing on the State and National Registers of Historic Places. Installations shall be sited behind existing vegetation, which shall be supplemented with landscaping to shield the installation from public view.
 - a. To the extent achievable, solar or photovoltaic energy facilities and structures shall be sited using the natural topography to screen the energy project from public view and the view of any adjoining residences.
 - b. If the property is adjacent and contiguous to a permanently preserved farm it shall buffer the farm from view.
 - c. The following minimum screening requirements shall be met. However, notwithstanding the minimum requirements, the applicant shall demonstrate, to the satisfaction of the Planning Board or Zoning Board, whichever has jurisdiction, that the proposed screening provides an impervious visual screen of the facility from neighboring properties. Additional screening may be needed to meet this requirement as determined by the board of jurisdiction.
 - (1) A 50 foot wide visual screen shall separate such facilities and all of their components from properties in residential zone districts, a 30 foot wide visual screen shall separate such facilities from public roads, trails, navigable waterways, scenic highways and bi-ways publicly owned properties, open space, preserved farmland and historic resources, including sites and buildings listed or eligible for listing on the State and National Registers of Historic Places. A 20 foot wide visual screen shall separate such facilities from properties in a nonresidential zone district.
 - (2) Screening shall consist of a combination of native plantings, to the extent possible. Alternately, an earthen berm may be employed if existing vegetated screening and native plantings will not suffice to provide the necessary buffer and maintain the rural

character of the township. The need for and location of vegetative screens includes the identification of appropriate species and varieties of vegetation to ensure that there is adequate visual screening throughout the year.

- (3) The landscaping plantings shall be designed for enhancing the quality of the soil and the ability of the land to absorb rainwater.
 - (4) Landscaping shall be limited to the extent possible of native species of deciduous and coniferous trees and shrubs that are indigenous to the area, as listed in the Natural Resource Inventory, and shall not include invasive species as listed in Natural Resource Inventory of West Amwell Township. Such plantings shall be depicted on a plan prepared by a licensed landscape architect. The applicant shall rely upon existing vegetation, including existing hedgerows or windbreaks that provide screening, to the maximum extent practical.
 - (5) A barrier shall be installed behind the required screen which shall:
 - (a) Secure the facility at all times;
 - (b) Restrict access to all electrical wiring that may be readily accessible; and
 - (c) Conform to the Uniform Construction Code and other applicable standards. One or more access gates to the facility shall be provided. Each access gate shall include a sign identifying the responsibility parties for operation of the major solar and photovoltaic energy facilities and structures; for maintenance of the facility; and for maintenance of the visual screen, landscaping and security fence. All transformers and high voltage equipment shall be situated within a compound, which shall be enclosed within a security fence and access gate, which shall remain locked at all times. The height of the security fence and access gate surrounding transformers and high voltage equipment shall be as required by federal and state regulations and/or local building code.
6. A Maintenance Plan shall be submitted by the applicant for the continuing maintenance of all required plantings, including a schedule of specific maintenance activities to be conducted. Maintenance of the required landscaping and fencing shall be a continuing condition of any approval that may be granted.
7. All ground areas occupied by a Major solar or photovoltaic energy facility or structure installation that are not utilized for access to operate and maintain the installation shall be planted and maintained with shade tolerant grasses for the purpose of soil erosion control and soil stabilization:
- a. A seed mixture of native, non-invasive shade tolerant grasses shall be utilized and specified in a landscaping plan that shall be provided.
 - b. If it can be demonstrated by the applicant that an alternative vegetative ground cover

consisting of a seed mix of native, non-invasive plant species and non-native, non-invasive shade tolerant species should be accepted for soil erosion control and soil stabilization, and the alternative can be better sustained over the life of the facility, the reviewing Board may approve such an alternative to the requirement for native, non-invasive shade-tolerant grasses or mix of grasses.

| c. Roadways within the site shall not be constructed of impervious materials in order to minimize the amount of soil compaction. Roadways shall be constructed as minimal as possible.

d. The bed and banks of existing drainage ditches, brooks, streams and drainage swales shall be maintained in their natural condition, except that where soil erosion is evident in these features due to a lack of suitable stabilized vegetation, the Board may require such areas to be planted and stabilized in accordance with the recommendations found in Chapter 8, Restoration Design, of the publication entitled Stream Corridor Restoration, Principles, Processes and Practices, 10/98 Published Version. Revised 8/2001, prepared by the Natural Resource Conservation Service and available at www.nrcs.usda.gov/technical/stream_restoration/newtofc.htm.

e. The components of this plan may be combined with the requirements of the Grading and Drainage Plan. See Section 8.

8. The required landscaping plan shall include the provision of adequate and appropriate drainage facilities, which shall be designed such that site grading and construction maximizes the natural drainage patterns of stormwater originating within the property boundaries and beyond property boundaries. A grading and drainage plan shall be submitted, which shall demonstrate that the project is in compliance with the township's stormwater ordinance and other applicable state standards.

a. A grading and drainage plan, including a soil erosion, a soil stabilization and a soil grading plan shall be submitted under the seal of a licensed professional engineer prior to any permits being issued. The plan shall adequately demonstrate to the board of jurisdiction's engineer that no stormwater runoff or natural water shall be diverted as to overload existing drainage systems or create flooding. Such plan shall also address the need for additional drainage structures on other private properties or public lands.

b. The grading and drainage plan shall show, among other things:

- All existing and proposed natural and artificial drainage courses and other features for the control of drainage, erosion, and water generally;
- The calculated volume of water run-off from the slope and from the lot in question, as proposed to be improved; the existence of all natural and artificial drainage courses and facilities within 500 feet of the lot, which are or will be used to carry or contain the run-off from the slope and the lot; and
- The effect of any increased water runoff on all adjacent properties and any other property which will be materially affected by increased water run-off.

c. Calculations shall be provided to adequately demonstrate that existing preconstruction stormwater drainage velocities shall not be exceeded in the post development condition.

9. In addition to those items required for an application to be deemed complete, a site plan application shall depict the following:

- a. Location of proposed and existing overhead and underground utility and transmission lines.
- b. Location of any proposed or existing substations, inverters or transformers.
- c. Description of how the energy generated by the facility will be connected to the electrical distribution or transmission system or the electrical system of the intended energy user.
- d. Description of any necessary upgrades or modifications to existing substations or the necessity for a new substation.
- e. For projects over 2MW, the location and elevations of all transmission lines, support structures and attachments to a substation(s).
- f. Location and condition of existing hedgerows and vegetated windbreaks.
- g. An As-built plan.

10. Permitted height – the maximum permitted vertical height above ground for solar and photovoltaic energy panels shall be 12’.
11. The use of lead-acid batteries shall not be permitted in major solar energy systems and facilities except as standby power supplies for control systems. This prohibition shall not extend to minor solar or photovoltaic energy facilities.
12. Solar energy generation facilities shall be designed to comply with either of the following standards for sound emission:
 - i. The sound level shall not exceed 40 dBA when measured at any point on the property line of the commercial farm; or
 - ii. The sound level shall not exceed the ambient sound levels measured at locations at the property line of the commercial farm that reasonably represent current or potential off-site sensitive receptors in accordance with the following requirements:
 - (1) Ambient sound level measurements shall be made with an octave band sound level meter during daylight hours for periods of at least one half hour and on three separate occasions, a minimum of four hours apart, representing morning, mid-day and evening, at least one of which should be during a non-rush hour.
The meter shall be set for slow response with a one second sampling interval; and
 - (2) The data reported for each occasion shall be the octave band values (31.5 Hz to 8,000 Hz) from the one second sample that represents the L90 or Lmin broadband value (“unweighted” or “flat” response, e.g., dBZ).
13. No woodlands or forested areas shall be clear cut to accommodate solar facilities, unless the areas are composed of primarily invasive and non native species, at the determination of the Township Engineer and the Township Community Forestry Committee.
14. All applications for a major solar facility shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with removal of solar energy systems. The decommissioning plan shall be submitted in accordance with the requirements of this section. Prior to removal of solar energy systems a demolition permit for removal activities shall be obtained from the West Amwell Township construction official. Prior to issuance of a demolition permit, the owner or operator of the facility shall post a performance bond to ensure removal of the facility or systems in accordance with the decommissioning plan. Removal of solar energy systems shall be conducted by an electrician licensed in the State of New Jersey.
 - a. Solar and photovoltaic energy facilities and structures which have not been in active and continuous service for a period of one (1) year shall be removed from the property to a place of safe and legal disposal in accordance with a Decommissioning Plan.
 - b. If the applicant ceases operation of the energy project for one year; or begins, but does not complete, construction of the project within 180-days of receipt of final site plan approval, the applicant shall restore the site according to a decommissioning plan prepared by the applicant and approved by the Board. The applicant shall submit a decommissioning plan that ensures that the site will be restored to a useful, non-hazardous condition without significant delay, including but not limited to the following:
 - (1) Removal of aboveground and underground equipment, structures and foundations to a depth of at least three feet below grade or larger than 3 feet if an effect on

groundwater and/or soils is determined. The plan shall describe the means by which all equipment and components of the system(s) shall be disposed of in an environmentally responsible manner and in accordance with prevailing federal, State and/or local regulations.

(2) Restoration of the surface grade and soil after removal of aboveground structures and equipment.

(3) Revegetation of restored soil areas with native seed mixes, plant species suitable to the area, which shall not include any invasive species. In farmland areas, the revegetation component of the decommissioning plan may include provisions to resume agricultural use of the site.

(4) The Plan may provide for the retention of access roads, fences, gates or buildings in place or regarding restoration of agricultural crops or forest resource land.

(5) The plan must provide for the protection of public health and safety and for protection of the environment and natural resources during site restoration.

(6) The plan must include a timeline for completion of site restoration work.

c. A cost estimate shall be provided for the cost of fully implementing the Decommissioning Plan prior to the issuance of a demolition permit. The cost estimate shall be subject to review and approval by the Township Engineer.

d. Before beginning any decommissioning activities, the applicant must submit a performance bond in a form and amount satisfactory to the Township Attorney, which shall be based upon an estimate approved by the Board Engineer, assuring the availability of adequate funds to restore the site to a useful, non-hazardous condition in accordance with the Decommissioning Plan.

e. Upon cessation of activity for a cumulative period of 180 days of construction or installation activities of an approved major solar or photovoltaic energy system, the Township may notify the owner and/or the operator of the facility to complete construction and installation of the facility. If the owner and/or operator fail to complete construction and installation activities within 180 additional days, the Township may order the owner and/or operator of the facility to implement the decommissioning plan. Within six (6) months of notice being served, the owner and/or or operator shall substantially complete all activities in the decommissioning plan.

f. Upon cessation of activity of a fully constructed major solar or photovoltaic energy system for a cumulative period of one year, the Township may notify the owner and/or the operator of the facility to implement the decommissioning plan. Within 180 days of notice being served, the owner and/or or operator shall either resume energy generation to at least 80% capacity of the facility or system as established at the time of approval, or fully implement the decommissioning plan. If, within 180 days of receipt of notice, the owner and/or operator of the facility or system fail to resume energy generation to at least 80% of capacity of the facility or system as established at the time of approval, the Township may order the owner and/or operator of the facility to implement the decommissioning plan.

g. If the operator fails to fully implement the decommissioning plan subject to the procedures and timelines set forth in subsections (e) and (f) above, or is otherwise unable to restore the site as required within 180 days of the Township's service of notice in accordance with this section, the Township may, at its own expense, provide for the restoration of the site in accordance with the decommissioning plan and may in accordance with the law recover all expenses incurred for such activities from the defaulted operator.

SECTION IV – WIND, DEFINITIONS

CHAPTER 109 – Zoning, of the Ordinances of West Amwell Township, Article I, General Provisions, 109-4, Definitions is hereby amended and supplemented with the following new definitions:

TOTAL TOWER HEIGHT - means the vertical distance from ground level to the tip of a wind generator blade when the tip is at its highest point or means the height above grade of the fixed portion of the tower, excluding the wind generator

WIND TOWER - means the monopole, freestanding, or guyed structure that supports a wind generator.

WIND GENERATOR - means blades and associated mechanical and electrical conversion components mounted on top of the tower.

MET TOWER – means a meteorological tower to measure wind speeds and determine whether a site qualifies for a wind turbine.

SMALL WIND ENERGY SYSTEM- means an energy conversion system, consisting of a wind turbine, a tower, and associated control or conversion electronics, that is used to generate electricity and has a nameplate capacity of 100 kilowatts or less which converts wind energy by means of a rotor into electrical power for the primary purpose of meeting all or a part of a dwelling's energy requirements and has a rated capacity consistent with applicable provisions of the State Uniform Construction Code promulgated pursuant to the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119).

As used in these regulations, the primary application of a wind energy system is the conversion of wind by a machine with turbine apparatus (includes base, rotor blades, nacelle, tower, inverter, batteries or other component used in the system) capable of producing electricity by converting the kinetic energy of wind into electrical energy. The term does not include electrical distribution or transmission lines, or electrical substations.

SYSTEM HEIGHT - means the height above grade of the tower plus the wind generator.

LARGE WIND ENERGY SYSTEM - means a wind energy conversion system consisting of a wind turbine or group of wind turbines, tower, and associated control or conversion electronics, which has rated capacity of more than 100 kW.

SECTION V – WIND, ZONING

Chapter 109 of the Ordinances of West Amwell Township, Article II, District Regulations, permitted Conditional uses in 109-80, RR-6 District, 109-81 the RR-5 District; 109-82, the RR-4 District; 109-83, the R-9 District; 109-84, the NC District, 109-85, the LI District, 109-86, the HC District and 109-87, the LHC District: hereby amended and supplemented, by adding the following new subsections in all Districts, as follows:

Conditional Use - A small wind energy system shall be permitted as a conditional use 109-80, RR-6 District, 109-81 the RR-5 District; 109-82, the RR-4 District; 109-80 the SRPD District; 109-83, the R-9 District; 109-84, the NC District, 109-85, the LI District, 109-86, the HC District and 109-87, the LHC District .

Non Permitted Use in any District – Large Wind Energy System.

SECTION VI – WIND, CONDITIONAL USE STANDARDS

1. A small wind energy system shall be set back from the nearest property boundary a distance at least equal to 150 percent of the system height.
2. The tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground.
3. A small wind energy system including tower shall comply with all applicable construction and electrical codes, and the National Electrical Code.
4. Small wind energy systems that connect to the electric utility shall comply with the New Jersey's Net Metering and Interconnection Standards for Class I Renewable Energy Systems.
5. Met towers shall be permitted under the same standards, permit requirements, restoration requirements, and permit procedures as a small wind energy system.
6. The noise level of any small wind energy system shall not (1) exceed 60dB measured from any property line, or (2) be in excess of 5 dB(A) above the background noise, whichever is greater, as measured at the closest property line. Noise limits lower than 55 decibels, as measured at the closest property line are permitted.
7. The wind generator and the tower shall remain painted in the color that was originally applied by the manufacturer, unless a different color is approved by the board of jurisdiction.
8. Maximum Height:
 - a. Freestanding wind turbines shall not exceed 120 feet.
 - b. Roof top wind turbines shall not exceed a height of 25feet.
9. Permit requirements for a small wind energy system:
 - a. Site Plan approval from the Planning Board or Board of Adjustment, as appropriate, shall be required for the installation of a small wind energy system.
 - b. Documents: The site plan application shall be accompanied by a plot plan which includes the following:
 - (1) Property lines and physical dimensions of the property;
 - (2) Location, dimensions, and types of existing structures on the property;
 - (3) Location of the proposed small wind energy system tower;
 - (4) The right-of-way of any public road that is contiguous with the property;
 - (5) Any overhead utility lines;
 - (6) Small wind energy system specifications, including manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed);

- (7) Stamped, engineered tower and tower foundation drawings;
- (8) Noise levels of the proposed wind energy system at all property lines and at the closest neighboring inhabited dwelling.

SECTION VII - VIOLATIONS

It is unlawful for any person to construct, install, or operate a small wind energy system or solar energy systems that is not in compliance with this Ordinance or with any condition contained in a building permit issued pursuant to this Ordinance. Solar energy systems and small wind energy systems installed prior to the adoption of this Ordinance are exempt.

SECTION VIII - SEVERABILITY

The provisions of this Ordinance are severable, and the invalidity of any section, subdivision, paragraph, or other part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

SECTION IX

All other provisions of Chapter 109 – Zoning, of the Ordinances of West Amwell Township not modified herein shall remain unchanged and in full force and effect.

SECTION X

This ordinance may be renumbered for codification purposes.

SECTION XI

This Ordinance shall take effect immediately upon final passage, publication according to law, and filing with the Hunterdon County Planning Board.

Opportunity for Public Comment – no members of the public were present

Adjournment

The meeting ended at 9:30 pm.