

January 10, 2013

Atty. Anderson called the reorganization meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m. The Sunshine Statement was read.

Members Present: Ms. McBride, Mr. Bischoff, Mr. Nace, Mrs. Corcoran, Mr. Ryland, Mr. Kastrud, Mrs. Church, Mr. Kirkpatrick

Members Absent: Mr. Walchuk, Mr. Badenhausen, Mr. Ford

Others Present: Atty. Mark Anderson, Rick Roseberry, Patricia Ratner

Election of Chairman: Atty. Anderson asked for a motion to elect a Chairman: A motion to elect Brian Kirkpatrick as Chairman was made by Mr. Bischoff. Mr. Nace seconded the motion. A motion to close nominations was made by Mr. Bischoff and seconded by Mrs. Church.

Vote: All Ayes, No Nays, Motions Carried

Election of Vice-Chairman: Mr. Kirkpatrick asked for a motion to elect a Vice-Chairman. Ms. McBride made a motion to elect Alan Ford as Vice-Chairman. Mr. Bischoff seconded the motion.

Vote: Ayes, No Nays, Motion Carried

Appointment of Attorney: Mrs. Corcoran made a motion to appoint the firm of Woolson, Sutphen and Anderson, represented by Mark Anderson. Mr. Ryland seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Appointment of Engineer: Mrs. Corcoran made a motion to appoint Van Cleef Engineering Associates, represented by Robert Clerico. Mr. Kastrud seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Appointment of Planner: Mr. Ryland made a motion to appoint the firm of Clarke, Caton and Hintz, represented by Carl Hintz. Mr. Nace seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Appointment of Geologist/Hydrogeologist: Mr. Kirkpatrick announced the appointment would be tabled at this time.

Appointment of Environmental Consultant: Mr. Bischoff made a motion to appoint the firm of Princeton Hydro, represented by Stephen Souza. Mrs. Corcoran seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Appointment of Secretary: Mr. Nace made a motion to appoint Grace Kocher as Board Secretary. Mr. Kastrud seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Official Newspaper: Mrs. Church made a motion to use the Hunterdon County Democrat as the Official Newspaper, with the Courier News as alternate. Mr. Ryland seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Official Meeting Night and Time: Workshop and Regular Meetings: Mr. Kastrud made a motion to hold the Workshop and Regular Meetings on the dates set forth below. Ms. McBride seconded the motion. Meetings are scheduled to begin at 7:00 p.m.

Vote: All Ayes, No Nays, Motion Carried

Following are the dates for Workshops and Regular meetings.

WORKSHOPS

January 10
February 14
March 14
April 11
May 9
June 13
None Scheduled
August 8
September 12
October 10
November 14 Combined Meetings
December 12

REGULAR MEETINGS

January 24
February 28
March 28
April 25
May 23
June 27
July 25
August 22
September 26
October 24
November 14
December 19

Comments from the Public: Patricia Ratner, a Realtor, asked about potential uses for the Cozze Junkyard. The property is in the CR District. Ms. Ratner said she did not think it could be developed for residential use. The Junkyard is grandfathered. A variance would be required for the potential use, repair of large equipment and trucks, proposed by the prospective buyer.

The Workshop Session followed the reorganization meeting.

Approval of Minutes: Mr. Kastrud made a motion to approve the minutes of the October 11, 2012 meeting. Mr. Nace seconded the motion.

Vote: Ayes: Mr. Kastrud, Mr. Nace, Mr. Ryland, Mr. Kirkpatrick

Mr. Bischoff made a motion to approve the minutes of the October 25, 2012 meeting.

Mr. Nace seconded the motion.

Vote: Ayes: Mr. Bischoff, Mr. Nace, Mr. Ryland, Mr. Kirkpatrick

Perryville Centre LLC: Block 12, Lot 9, 78 Route 173 West: Memorialization of Resolution: Mr. Kastrud made a motion to memorialize the Resolution. Mrs. Church seconded the motion.

Vote: Ayes: Mr. Kastrud, Mr. Nace, Mr. Ryland, Mr. Kirkpatrick

P.S. Construction/Rolling Hills Construction, Block 22, Lot 27, Race Street, Use Variance: Issue of Completeness: Engineer Roseberry was sworn by Atty. Anderson. Mr. Roseberry recommended four waivers be granted because they had been provided with the previously approved subdivision. Mr. Roseberry also said waivers could be granted for the site and landscaping plans for completeness purposes. Those items must be submitted ten days prior to the Hearing. Mr. Kastrud made a motion to deem the application conditionally complete, based upon the recommendation of Engineer Roseberry. Mrs. Corcoran seconded the motion.

Vote: Ayes: Mr. Kastrud, Mrs. Corcoran, Mr. Nace, Mr. Ryland, Mrs. Church, Mr. Kirkpatrick.

Other Business: The issue of an Amendment to the Zoning Ordinance regarding uses in the Professional Office District was discussed. Mr. Kirkpatrick will draft a letter regarding the matter for the Board secretary to send to Atty. Anderson.

Motion to Adjourn: Mr. Bischoff made a motion to adjourn. Mr. Ryland seconded the motion. (8:00 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary