

November 14, 2013

Mr. Ford called the combined workshop/regular meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m.

Open Public Meetings Act Notice: I would like to have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated January 17, 2013, as published in the Hunterdon County Democrat and January 15, 2013, as published in the Courier News. A copy of the notice has also been posted on the Township Website, the Bulletin Board in the Municipal Building and a copy has been filed with the Clerk.

Members Present: Ms. McBride, Mr. Bischoff, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Eschbach, Mr. Ford, Mr. Kirkpatrick (7:15 p.m.)

Members Absent: Mrs. Corcoran, Mr. Badenhausen, Mr. Kastrud

Others Present: Atty. Mark Anderson, Carl Hintz, Kendra Lilie

Approval of Minutes: Mr. Bischoff made a motion to approve the minutes of the October 24, 2013 meeting. Mr. Eschbach seconded the motion.

Vote: Ayes: Mr. Bischoff, Mr. Eschbach, Ms. McBride, Mr. Nace, Mr. Ryland, Mr. Ford

Abstain: Mr. Walchuk

Memorialization of Resolutions: Ikaria, LLC: Block 13, Lot 6, 53 Frontage Road: Ms. McBride made a motion to memorialize the Resolution. Mr. Eschbach seconded the motion.

Vote: Ayes: Ms. McBride, Mr. Eschbach, Mr. Bischoff, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Ford

Bulvanoski: Block 22, Lots 9 & 10, Frontage & Everett Roads: Ms. McBride asked Atty. Anderson if a developer's agreement would be required for this application. Mr. Anderson said that was a question for Township Atty. Jost. Ms. McBride made a motion to memorialize the Resolution. Mr. Nace seconded the motion.

Vote: Ayes: Ms. McBride, Mr. Nace, Mr. Bischoff, Mr. Ryland, Mr. Eschbach, Mr. Ford

Abstain: Mr. Walchuk

P.S. Construction: Block 22, Lot 27.04, Race Street: Use & Density Variance: Mr. Ford announced that a letter dated November 14, 2013 had been received from P.S. Construction Atty. Jeff Lehrer asking that the matter be carried until the December 12, 2013 meeting. Ms. McBride made a motion to grant applicant's request. Mr. Eschbach seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Public Hearing: Master Plan Re-Examination Report: Mr. Hintz introduced Kendra Lelie from his firm. Mr. Hintz said the recommendation had been made to modify the 2006 Land Use Element of the Master Plan (MP) regarding development of quarries in the Township. It has been determined that when quarrying ceases, those areas should not be used for any other purpose. Mr. Hintz apprised the Board of other proposed changes. He said that two privately owned properties north of Interstate Route 78 in the Institutional District (INS) should be re-designated as Watershed Management (WM). He also referenced the re-designation of the Milligan Farm dwelling from Multi-Family Residential (RM) to Country Residential (CR). That parcel consists of 2.4 acres. The larger section of the Milligan Farm property that was in Open Space/Farmland Preservation would be changed to Parkland (P). The remaining area of the Farm that consists of 14 acres has preliminary and final site plan approval to accommodate multi-family housing project of 78 to 95 units for senior and affordable family housing. Mr. Hintz said that parcel should remain in the RM District. Mayor McBride asked the mechanism for making zoning changes if the Board approves the Report. Mr. Hintz said he had conferred with Township Atty. Jost who indicated the changes could be made without giving notification to property owners within two-hundred feet. Mr. Nace voiced a concern about the change of the two privately owned properties from INS to WM, the impact on the property value and the matter of owners not having to be notified about the change. Atty. Anderson emphasized that the Public Hearing had been adequately noticed.

Close of Public Hearing: Mr. Kirkpatrick made a motion to close the Hearing. Mr. Walchuk seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

A motion to recommend that the Board adopt the proposed changes in the Re-Examination Report prepared by Carl Hintz was made by Mr. Eschbach. The motion was seconded by Mr. Kirkpatrick.

Vote: Ayes: Mr. Eschbach, Mr. Kirkpatrick, Ms. McBride, Mr. Bischoff, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Ford

Correspondence: None

Comments from the Public/Other Discussion: None

Motion to Adjourn: Mr. Kirkpatrick made a motion to adjourn. Mr. Bischoff seconded the motion. (7:20 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary