

October 23, 2014

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

Members Present: Ms. McBride, Mr. Bischoff, Mr. Walchuk, Mr. Nace, Mrs. Corcoran, Mr. Ryland, Mr. Kastrud, Mr. Eschbach, Mr. Gibbons, Mr. Ford, Mr. Kirkpatrick (7:10 p.m.)

Members Absent: None

Others Present: Atty. Mark Anderson, Engineer Clerico, Atty. Patrick Mullaney, Kurt Hoffman, Kevin Andresen, Brian Plushanski, Atty. George Dilts, David Hay, Bruce Zalaznick

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 16, 2014, as published in the Hunterdon County Democrat and 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 Municipal Clerk.

Approval of Minutes: Mrs. Corcoran made a motion to approve the minutes of the September 11, 2014 workshop, as corrected. Mr. Nace seconded the motion.

Vote: Ayes: Mrs. Corcoran, Mr. Nace, Ms. McBride, Mr. Walchuk, Mr. Ryland, Mr. Ford

Abstain: Mr. Bischoff, Mr. Kastrud, Mr. Eschbach, Mr. Gibbons

Mr. Ryland made a motion to approve the minutes of the September 25, 2014 regular meeting. Mr. Gibbons seconded the motion.

Vote: Ayes: Mr. Ryland, Mr. Bischoff, Mr. Walchuk, Mr. Nace, Mrs. Corcoran, Mr. Gibbons, Mr. Ford

Abstain: Ms. McBride, Mr. Kastrud, Mr. Eschbach

Status Report: Red Hills Quarry: Block 22, Lot 30: Green Rock Quarry: Block 22, Lots 15 & 15.01 Atty. Patrick Mullaney and Engineer Kurt Hoffman were present on behalf of Red Hills. Mr. Mullaney emphasized that Red Hills was primarily interested in obtaining their quarry license. Mr. Clerico gave a brief overview of his August 25, 2014 letter to the Board. Mr. Clerico said the quarry license application and reclamation plan is submitted to the Municipal Clerk who refers it to the Planning Board for their review and concurrence that it is consistent with the Ordinance. He said Red Hills filed a Reclamation Plan dated June 16, 2014, prepared by Kurt Hoffman Engineering LLC. Applicant proposes filling the quarry element of the property that is fenced. The fill would be excavated from the front portion of the property. Mr. Clerico was uncertain if there was adequate fill to achieve applicant's goal.

Applicant's Engineer Kurt Hoffman commented on Mr. Clerico's letter. He didn't think anything requested in that letter was insurmountable. Mr. Hoffman said a quantification of material in the front could be provided. Mr. Kirkpatrick did not see any major obstacles to the Board recommending that the license be approved; however, revised plans with accurate information would be required. Atty. Mullaney said applicant would submit revised quarry plans and come back to the Board.

Mr. Clerico referenced an Agreement submitted by Brian Plushanski, Green Rock Quarry, between him and Red Hills Industrial Park. It was entitled "Property Agreement and Temporary 50 Foot Construction Easement. The Agreement would allow each of the property owners to work within each other's fifty-foot buffers. If the Board felt the Property Agreement was a reasonable approach they could make a recommendation to the Governing Body to amend the Ordinance. Mr. Clerico said the Planning Board's role is very limited regarding quarry applications. The Board can only determine that they are consistent with the Ordinance. Mr. Clerico emphasized the inconsistencies. Atty. Mullaney said the Ordinance probably did not contemplate two adjacent quarries. Atty. Anderson said the Planning Board should decide if they want to voice their concerns to the Township Committee pertaining to the Agreement for Red Hills and Green Rock to do grading in the fifty-foot buffer. Atty. Mullaney thanked the Board for their time.

Informal: Block 22, Lot 4, Frontage Road: Park and Ride - David Hay, property owner, gave a brief overview of his proposal for a two-hundred and eighty space park and ride on the 16.86 acre parcel. Mr. Hay had Preliminary approval for a flex building in 2008. He said there is limited interest in that type of building at this time. Mr. Hay had appeared at a Township Committee meeting earlier this year and was advised to bring the proposal to the Planning Board. He said the impervious surface coverage would be comparable to that of the previously approved flex building. Mr. Kirkpatrick said there are two park and rides in the Township that are not fully used. The proposal, if fully implemented, would add to traffic congestion at a very busy intersection. Atty. Dilts, representing Mr. Hay, said a traffic study could be performed. Mayor McBride reiterated what was discussed when Mr. Hay appeared at the Township Committee. She said the Township would like to see how the park and ride would benefit them. The Mayor said it would be a huge benefit to the region at the expense of Township residents using the intersection. Mr. Hay said a redevelopment plan had been discussed with the owner of the corner properties.

Correspondence: None

Comments from the Public/Other Discussion: Changes to LUC to clarify definitions and uses. Mr. Kirkpatrick asked members to review and make any comments on the October 21, 2014 Memo from Atty. Anderson. The Proposed changes will be discussed at the November Board meeting.

Bruce Zalaznick, Red Mill Capital, presented a brief commentary on his firm's potential intent to construct a 300,000 – 400,000 square foot shopping center in the Township. He wanted to know if the Township would look favorably on a proposal of that nature. Mr. Kirkpatrick said there are significant

physical and environmental constraints. There is limited sewer capacity and water would also be an issue for a development of that magnitude. He said if those issues could be overcome that type of development could be compatible with the Master Plan, however, parking would be an issue. Mr. Zalaznick was told he could contact the Town of Clinton about water availability. Mr. Kirkpatrick also said Mr. Zalaznick could construct an on-site wastewater treatment plant and drill a well or wells. Mr. Zalaznick was told that the jobs created by such a development would generate affordable housing obligations.

Motion to Adjourn: There being no further business to discuss, Mr. Bischoff made a motion to adjourn. Mr. Ford seconded the motion. (8:25 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher