

April 23, 2015

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

Members Present: Mr. Mazza, Mr. Hirt, Mr. Walchuk, Mr. Nace, Mrs. Corcoran, Mr. Eschbach, Mr. Ford, Mr. Kirkpatrick (7:15 p.m.)

Members Absent: Mr. Kastrud, Mr. Ryland

Others Present: Atty. Jolanta Maziarz, Atty. George Dilts, Josh Kohn, William Malenchek, David Bright, Jamie Johnson

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 29, 2015, as published in the Hunterdon County Democrat and January 28, 2015, 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 Municipal Clerk.

Approval of Minutes: Mr. Nace made a motion to approve the minutes of the March 26, 2015 meeting. Mr. Eschbach seconded the motion.

Vote: Ayes: Mr. Nace, Mr. Eschbach, Mr. Mazza, Mr. Hirt, Mr. Walchuk, Mrs. Corcoran, Mr. Ford

Abstain: Mr. Gibbons

Mr. Eschbach made a motion to approve the minutes of the special April 9, 2015 Joint Committee/Board meeting. Mrs. Corcoran seconded the motion.

Vote: Ayes: Mr. Eschbach, Mrs. Corcoran, Mr. Mazza, Mr. Hirt, Mr. Walchuk, Mr. Nace,

Abstain: Mr. Gibbons, Mr. Ford

Mr. Hirt made a motion to approve the minutes of the Executive Minutes of the April 9, 2015 Joint Committee/Board meeting. Mrs. Corcoran seconded the motion.

Vote: Ayes: Mr. Hirt, Mrs. Corcoran, Mr. Mazza, Mr. Walchuk, Mr. Nace, Mr. Eschbach, Mr. Gibbons

Abstain: Mr. Ford

Issue of Completeness: Kohn/Malenchek: Block 4, Lot 2, 176 Route 173 West: Site Plan/Use Variance
Atty. George Dilts, representing applicant, said the first issue to be addressed was to determine whether the application would be considered a minor or a major site plan. The property consists of 11.104 acres; however, no exterior changes are proposed. Atty. Maziarz said the Ordinance states that a minor site plan has less than 10 acres. The Board can determine that the application is a minor site plan. Mr. Ford noted that doing so would reduce some of the burden for checklist submissions.

Mr. Kirkpatrick arrived at this time. He had spoken with Mr. Clerico who had addressed the Minor/Major Site Plan issue in his letter dated April 20, 2015 and they concurred it could be considered a minor site plan. Mrs. Corcoran asked about changes to the buildings. Atty. Dilts said none were proposed. All uses are permitted. The application is submitted because of multiple uses.

Mr. Ford asked for a motion to classify the application as a minor site plan.

Mr. Eschbach made the motion. Mr. Kirkpatrick seconded the motion. Atty. Maziarz advised Mayor Mazza and Committeeman Hirt to recuse themselves since a use variance is also requested; whereupon they stepped down from the meeting.

Vote: Ayes: Mr. Eschbach, Mr. Kirkpatrick, Mr. Walchuk, Mr. Nace, Mrs. Corcoran, Mr. Gibbons, Mr. Ford

Atty. Dilts addressed Mr. Clerico's letter as it related to the variance. Mr. Dilts asked that the Board grant the temporary, partial and permanent waivers as recommended in Mr. Clerico's letter. The Board can request additional information at the Public Hearing.

Mr. Ford asked for a motion. Mr. Kirkpatrick made the motion to deem the application complete. Mr. Walchuk seconded the motion.

Vote: Ayes: Mr. Kirkpatrick, Mr. Walchuk, Mr. Nace, Mrs. Corcoran, Mr. Eschbach, Mr. Gibbons, Mr. Ford

The Hearing is scheduled for May 28, 2015.

Mr. Kirkpatrick assumed the Chair prior to discussing the Cellco matter.

Cellco Partnership d/b/a Verizon Wireless: Block 13, Lot 6, 53 Frontage Road: At the February 26, 2015 meeting applicant was asked to provide structural engineering information. The information has not been submitted. Atty. Maziarz recommended the application be deemed incomplete.

Mrs. Corcoran made the motion to deem the application incomplete. Mr. Ford seconded the motion.

Vote: Ayes: Mrs. Corcoran, Mr. Ford, Mr. Walchuk, Mr. Nace, Mr. Eschbach, Mr. Gibbons, Mr. Kirkpatrick

Correspondence: NJDCA Letter dated April 7, 2015 Re: Fair Housing Consolidated Plan FY 2015 to 2019. The Board discussed the letter briefly. Information could be helpful for the April 9, 2015 Joint Committee/Planning Board Hearing on the 2015 Housing Element and Fair Share Plan.

Comments from the Public/Other Discussion: Jamie Johnson and David Wright were present on behalf of Kramer Electronics. Atty. Joseph Novak had contacted Board Chairman Kirkpatrick regarding the issuance of a Certificate of Occupancy for the space not utilized by Kramer. Atty. Maziarz will review the Resolution/Resolutions regarding the matter and confer with Zoning Officer James Graham.

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Motion to Adjourn: Mr. Walchuk made a motion to adjourn. Mr. Eschbach seconded the motion.
(7:35 p.m.)

Vote: All Ayes

Grace A. Kocher