

January 28, 2016

Mr. Kirkpatrick called the Joint Meeting of the Union Township Planning Board/Board of Adjustment and Township Committee to order at 7:09 p.m.

Members Present: Mr. Mazza, Ms. McBride, Mr. Nace, Mr. Kastrud, Mr. Ryland, Mr. Eschbach, Mr. Kirkpatrick

Members Absent: Mr. Walchuk, Mrs. Corcoran, Mr. Gibbons, Mr. Ford

Others Present: Atty. Yolanta Maziarz, Robert Clerico, Committee Members Bischoff, Severino and Hirt

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 21, 2016, 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.

Review/Discussion for Proposed Plan for Archery Park & Hunter Education Training Facility: Block 7, Portion of Lot 3, Van Syckles Road: Mr. Kirkpatrick announced the first order of business was to review and discuss the proposed Archery Park and Education Training Facility. Larry Herrighty, Assistant Director of Operations for New Jersey Fish and Wildlife, introduced the proposed Facility Team that included Robert Longcor, Project Manager; Trevor Anderson, Hunter Education; John Piccolo, Resource Development; IKON Architects Joe Tattoni and Arvind Tikku and Robert DeCotiis, Maser Consulting Engineers. Architect Tikku gave an overview of the proposed Indoor/Outdoor Olympic and Competition Training Facility. He displayed and described architectural drawings. The site is north of Van Syckle's Road and Spruce Run Park and Reservoir and west of the existing well house. The Facility would have minimal imprint on the natural conditions of the property. Proposed is an approximately 28,000 square foot (sf) building, five hundred feet from the Road, and one-hundred and sixteen (116) parking spaces. An unpaved outdoor archery range and service and fire access roads are proposed, as well as two rain gardens that will provide storm water management.

Mr. Tikku described the interior of the proposed building. The exterior will be precast concrete with fieldstone. There will be a canopy over the outdoor shooting range. Approval has been obtained for an on-site septic system. The Facility will be open to the general public. An entrance fee will be charged. There is a possibility that the building could be expanded. It is anticipated the venture would be revenue neutral; however, there are Federal Funds available from the Wildlife Restoration Program. Hunter Education Personnel will be the primary staff at the Facility. Seasonal and volunteer help is anticipated, as well. Use of the Building may be available for organizations such as Scouts and organizations related to nature. Mayor Mazza voiced a concern about the cost to the Township because of additional traffic and the potential impact on emergency services. He noted that Van Syckle's is a Township Road and the Facility would be tax exempt.

Mr. Kirkpatrick mentioned NJDOT grants being pursued and said it would be helpful if the State was party to one of those applications. Mr. Longcor indicated a willingness to help obtain a grant.

The Division is planning to replace land disturbed by construction of the Facility with habitat suitable for pheasants and other wildlife. Maser Engineer DeCotiis addressed the status of the Highlands application. He said they are awaiting a response to their application dated October 30, 2015. The issue of an Environmental Assessment was discussed. That Assessment will be required because of Federal Funding of the Project. A Public Hearing will be scheduled after comments are received about the Assessment. Mr. Kirkpatrick asked why this site was selected. He would have preferred it closer to ancillary Township businesses. Mr. Longcor said the site had few constraints since it was purchased with license fees, as well as its proximity to Spruce Run Recreational Facilities. Atty. Jost asked about the referenced trails and potential danger. Mr. Longcor said the trails are monitored by Staff. Ms. McBride asked Mr. Longcor if he thought the proposal would encourage persons interested in Olympic Training to relocate. He did not think that would happen.

Atty. Jost asked about a traffic study. He was told a study had not been done and that most traffic on Van Syckle's Road was generated by visitors to Spruce Run Park and Reservoir. Mr. Kirkpatrick thought the size of the parking lot and the number of spaces could be reduced since only twenty-eight shooting lanes are proposed. That issue will be revisited. Mr. Kastrud asked if the Facility would be viable since it has been reduced considerably since the previous submission was presented to the Committee. Mr. Longcor believes it would be. Mr. Kastrud had questions about use of the Facility by local schools. The NJDEP Representative indicated they would be willing to work with schools. Mr. Kastrud asked if there was pressure to expand the Facility and also would COAH obligations be impacted. Mr. Longcor said Funds were not available for expansion. COAH figures would not be impacted because State employees already working in Union Township would be serving the proposed Facility.

NJDEP Representatives committed to mitigate loss of stocked land and early succession habitat by enhancing (e.g. removing invasive species and planting native grasses) and stocking a specific parcel in Union Township; allowing Union Township recreational activities in the building outside of normal business hours (provided the activities were not inconsistent with grant conditions); work with the Township to prepare advertising and directions to the facility, and act as a co-applicant for any grant applications for maintenance of the roads needed to access the facility.

Comments from the Public: Jack Hara, Recreation Commission Vice-Chairman, asked if schools would be charged a fee. He was told there might be a minimal fee for utilities/maintenance. Bill Honachefsky asked if NJDEP felt this was the best site for the Facility. The response was "they do". Mr. Kirkpatrick said he was glad the Facility would be on Wildlife Management property. Atty. Jost asked when the Facility would be built. Mr. Herrightly said it would be approximately two years. Mr. Severino asked about a cost estimate. The estimate is \$13,000,000. Paige Stiger thought the project seemed reasonable and worthy of consideration. Mr. Kirkpatrick had a question about the contract for the Project and the possibility of Township Contractors being eligible to bid.

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Mr. Longcor said contractors must be pre-qualified. Mr. Kastrud asked about multi-day visitors to the site. Mr. Longcor said 10 – 20% of visitors might come for more than one day. Mr. Kirkpatrick asked that NJDEP consider advertising that would encourage site visitors to patronize Township businesses.

Approval of Minutes: Mr. Kastrud made a motion to approve the minutes of the January 14, 2016 Reorganization and January 14, 2016 meetings. Ms. McBride seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Correspondence: None

Motion to Adjourn: Mr. Kastrud made a motion to adjourn the meeting. It was seconded by Ms. McBride. (8:25 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary