

March 23, 2017

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. Nace, Mr. Eschbach, Mr. Ryland, Ms. Rocca, Mr. Ford

**Members Absent:** Mr. Stothoff, Mr. Walchuk, Mr. Kastrud

**Others Present:** Brian Plushanski

**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 19, 2017, as published in the Hunterdon County Democrat and January 20, 2017, 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. Eschbach made a motion to approve the minutes of the January 12, 2017 Reorganization and Regular Meetings. Mr. Nace seconded the motion.

Vote: Ayes: Mr. Eschbach, Mr. Nace, Mr. Mazza, Mr. Ryland, Ms. Rocca, Mr. Ford

**Memorialization of Resolution: Cingular Wireless PCS, LLC (AT&T) Block 11, Lot 12, 16 Route 173**

**West:** Mr. Mazza made a motion to memorialize the Resolution. Mr. Eschbach seconded the motion.

Vote: Ayes: Mr. Eschbach, Mr. Nace, Mr. Ryland, Ms. Rocca, Mr. Ford

Abstain: Mr. Mazza

**Plushanski/GreenRock Recycling: Block 22, Lots 15 & 15.01, 3 Frontage Road – 2017 Quarry License**

**Renewal:** Mr. Ford gave a brief history of the Quarry Licensing issue. He said the Board could not approve the application because it does not comply with the Ordinance with respect to work within the westerly fifty-foot buffer. Mr. Ford said the Board could recommend that the Committee give consideration to granting a waiver for work in the buffer, as done in previous years. Engineer Clerico concluded in his letter dated March 18, 2017 that the application was in order.

Mr. Ford asked for a motion to deny the application and refer it to the Township Committee stating the reason for the deviation and that consideration be given to granting a waiver for work in the buffer, as they had done in past years (2014-2016).

Mr. Mazza made the motion. It was seconded by Ms. Rocca.

Vote: Ayes: Mr. Mazza, Ms. Rocca, Mr. Nace, Mr. Eschbach, Mr. Ryland, Mr. Ford

**Comments from the Public/Other Discussion:**

Mr. Ford mentioned a Hunterdon County Planning Board Breakfast Meeting, Tuesday, March 28, 2017, 7:30 - 9:00 a.m.

Property owners from Cooks Cross Road stated their problem with a swimming pool they installed without obtaining a zoning permit and does not comply with required setbacks. They were advised to apply for a variance.

**Motion to Adjourn:** Mr. Nace made a motion to adjourn the meeting. It was seconded by Ms. Rocca. (7:16 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary