

*These minutes were approved at the March 13<sup>th</sup>, 2025 Meeting*

**Call to Order and Notices:** Chair Ford called the meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 pm and stated that the Open Public Meeting Requirements of Law have been satisfied by our notices published in the Hunterdon County Democrat and the Courier News both dated January 16, 2025. 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.

**Flag Salute:**

**Roll Call:**

**Members Present:** Committeeman Scott, Mr. Nace, Mr. Kastrud, Mr. Neary, Vice Chair Kirkpatrick, Ms. Bartolomeo-Machala, Chair Ford, Mr. Lepore, Mr. Gatani, Mr. Tousignant, Mr. Glacken.

**Board Professionals Present:** Atty. Mark Anderson

**Members Absent:** Mayor DeGiralamo, Mr. Belden

**Others Present:**

**Approval of Meeting Minutes, January 23, 2025:** Mr. Lepore made a motion to approve the minutes of January 23, 2025, Meeting. Vice Chair Kirkpatrick seconded the motion. **Vote:** Ayes: Mr. Nace, Mr. Kastrud, Mr. Neary, Vice Chair Kirkpatrick, Ms. Bartolomeo-Machala, Chair Ford, Mr. Lepore, Mr. Glacken. **Abstain:** Committeeman Scott, Mr. Gatani, Mr. Tousignant. **No Nays. Motion carried.**

**New and Pending Matters**

**Cervid Forest Resources, LLC – 112 Route 173 – Block 4 Lot 1 – Completeness:**  
2025

Mr. Clerico's letter of January 31, was reviewed.

Vice Chair Kirkpatrick made a motion to:

- Grant as permanent waivers for Checklist items 20, 27, 28, 29, 30, 44, 48, 49, 51, 55, 57, 59 & 60.
- Grant temporary waivers for Checklist items 18, 37, 50, 54 & 62.
- Deny waivers for Checklist items: 41, 42, 43, 45, 47 & 61.
- Deem the Application Incomplete based on deficiencies for Checklist items 3, 4, 6, 10, 14, 19, 36, 39, 40 & 56.

Mr. Tousignant seconded the motion. **Vote:** Ayes: Mr. Nace, Mr. Kastrud, Mr. Neary, Vice Chair Kirkpatrick, Ms. Bartolomeo-Machala, Chair Ford, Mr. Lepore, Mr. Gatanis, Mr. Tousignant, Mr. Glacken. **Abstain:** Committeeman Scott. **No Nays. Motion carried.**

### **Other Discussion**

- **Updates to the checklist and use of spreadsheet concept**

Updates to the checklist and the use of spreadsheet concept were deferred, as Mr. Clerico was not available for the meeting.

Committeeman Scott recommended a checklist item of having a winter weather management plan for road maintenance in residential subdivisions during build-out before the roads were dedicated to the township. Discussion took place about this recommendation, noting the complexities of enforcement. Considerations included the terms of the developer's agreement, potential liability if the township were to do the work, use of bonds, and hold harmless clauses in the developer's agreement. The consensus was that it would be desirable to include this in the checklist in order to address the need for road maintenance as build-out occurs early in the process.

- **Updates to permitted uses in the Quarry and Institutional zones.**

Committeeman Scott shared a PowerPoint presentation on Quarry and Institutional zones. He summarized the sites involved, including properties along Frontage Road east of Highland Ridge, including Edna Mahon, Liberty Quarry, and Greenrock, as well as the Pattenburg Quarry and state-owned properties connected to Spruce Run. The recognition that quarries eventually closed and would be required to complete reclamation plans, and that the state could choose to sell property to developers. In either case, it would be prudent to have zoning in place that would provide for uses consistent with the Master Plan.

Discussion followed concerning ways that this might be accomplished, such as adding specific uses in the existing zone, creating a new zone for the area in question, changing the zone to an existing adjacent zone, such as Village Commercial or Conservation Management. This matter will be continued, especially considering the Master Plan Reexamination and Highlands Conformance we are beginning.

**Correspondence** - none

**Comments from the Public** – Chair Ford asked for comments from the public. There were none.

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**Motion to Adjourn:** There being no further business to discuss, a motion to adjourn was made at 8:47 pm by Mr. Kastrud. Mr. Gatanis seconded the motion. **Vote: All Ayes. No Nays.**  
**Motion Carried.**

Respectfully submitted,

Barbara M. Thomas, Board Secretary