

**April 24, 2025, Planning Board/Board of Adjustment Regular Meeting Minutes**  
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*These minutes were approved at the May 22, 2025 Meeting.*

**Call to Order and Notices:** Chair Ford called the meeting of the Union Township Planning Board/Board of Adjustment to order at 7:02 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 been posted on the Township Website, the Bulletin Board in the Municipal Building and filed with the Municipal Clerk.

**Flag Salute:**

**Roll Call:**

**Members Present:** Committeeman Scott, Mr. Nace, Mr. Kastrud, Mr. Neary, Vice Chair Kirkpatrick (7:04 pm), Mr. Belden, Chair Ford, Mr. Glacken.

**Board Professionals Present:** Atty. Mark Anderson, Engineer Robert Clerico, Lindy Morales-Fernandez

**Members Absent:** Mayor DeGiralamo, Ms. Bartolomeo-Machala, Mr. Lepore, Mr. Gatanis  
Mr. Tousignant

**Others Present:**

**Approval of Meeting Minutes, March 13, 2025:**

Mr. Nace made a motion to approve the minutes of March 13, 2025, Meeting. Vice Chair Kirkpatrick seconded the motion. **Vote: Ayes:** Committeeman Scott, Mr. Nace, Mr. Neary, Vice Chair Kirkpatrick, Chair Ford, Mr. Glacken. **Abstain:** Mr. Kastrud, Mr. Belden. **No Nays.**  
**Motion carried.**

**New and Pending Matters**

**2025-04 74 Albert Drive – Blk 11.01 Lot 8 - Completeness:**

Mr. Clerico's letter of April 7, 2025, completeness review checklist and email of April 24, 2025, were reviewed along with Mr. DeRicco's letter of April 22, 2025.

Vice Chair Kirkpatrick made a motion to deem the application complete and to grant temporary and permanent waivers as documented in the above communications described by Mr. Clerico as follows:

1. Temporary waiver for Checklist C Item 54
2. Permanent waivers for Checklist C Items 41, 56 and 59

3. Waiver for Checklist Item 62, contingent on inspection of all excavations to determine the presence of carbonate rock or karst features, and if encountered a Phase II Geologic Investigation shall be performed. The Board determined that Checklist A Items 5 and 6, and Checklist B Items 8, 18, 42, 44, 45, 48, 49 and 55 were not applicable to this application.

Mr. Belden seconded the motion. **Vote: Ayes:** Committeeman Scott, Mr. Nace, Mr. Kastrud, Mr. Neary, Vice Chair Kirkpatrick, Mr. Belden, Chair Ford, Mr. Glacken. **Abstain: None. No Nays. Motion carried.**

**2024-02 VA. Spatz & Sons, Inc.- Blk 22 Lot 5 – 35 Frontage Road Memorialization:**

Vice Chair Kirkpatrick made a motion to approve the Resolution of Approval for the V.A. Spatz and Sons, Inc Amended Site Plan and Variance.

Mr. Neary seconded the motion. **Vote: Ayes:** Committeeman Scott, Mr. Nace, Mr. Kastrud, Mr. Neary, Vice Chair Kirkpatrick, Mr. Belden, Chair Ford. **Abstain: Mr. Glacken. No Nays. Motion carried.**

**Other Discussion**

**Updates to the Checklist:**

Mr. Clerico reviewed the revised checklist with the Board. The Board agreed to look over the checklist in the next two weeks and share comments with Mr. Clerico at the May 8<sup>th</sup> meeting. Mr. Clerico will reach out to Mr. Lublanecki, Traffic Engineer, for input.

**Update on Institutional and Quarry Zone Recommendation:**

Committeeman Scott stated that he gave the same presentation to Township Council that he delivered to the Board with one addition of the parkland slide. The Township Attorney approves of the overlay concept. Specifics of the overlays will be determined by the Township Committee in consultation with Mr. Clerico in his capacity as Planner. A brief affordable housing update was given, and Round 4 obligation is now 70 units, reduced from the 118 initially proposed by the DCA.

**Appointment of Environmental Consultant:**

Vice Chair Kirkpatrick made a motion to appoint Susan Quackenbush from Davey Resource Group, Inc. as Environmental Consultant. Mr. Kastrud seconded the motion. **Vote: Ayes:** Committeeman Scott, Mr. Nace, Mr. Kastrud, Mr. Neary, Vice Chair Kirkpatrick, Mr. Belden, Chair Ford, Mr. Glacken. **Abstain: None. No Nays. Motion carried.**

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**Motion to Adjourn:** There being no further business to discuss, a motion to adjourn was made at 8:19 pm by Vice Chair Kirkpatrick. **Vote: All Ayes. No Nays. Motion Carried.**

Respectfully submitted,

Barbara M. Thomas, Board Secretary