

November 14, 2024, Planning Board/Board of Adjustment Meeting Minutes

These minutes were approved at the December 12, 2024 meeting.

Call to Order and Notices: Chair Ford called the regular meeting of the Union Township Planning Board/Board of Adjustment to order at 7:01 pm.

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 notice dated January 18, 2024, as published in the Hunterdon County Democrat and notice dated January 19, 2024, 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.

Flag Salute

Members Present: Mayor DeGiralamo, Committeewoman Cherney, Chair Ford, Mr. Nace, Mr. Neary, Mr. Belden, Ms. Bartolomeo, Mr. Gatanis, Mr. Glacken.

Board Professionals Present: Attorney Anderson, Robert Clerico, Engineer/Planner.

Members Absent: Mr. Kastrud, Mr. Kirkpatrick, Mr. Lepore, Mr. Tousignant

Others Present: John Thatcher, Esq, Bruce Feld, Michael Schlafer, Ariella DePinto, representatives of Liberty Stone Quarry; Debra Jimenez, John Scott

Approval of Minutes: Mr. Nace made a motion to approve the minutes of the September 26, 2024, regular meeting. Ms. Bartolomeo seconded the motion. **Vote: Ayes:** Mayor DeGiralamo, Committeewoman Cherney, Mr. Nace, Mr. Neary, Ms. Bartolomeo, Mr. Glacken. **Abstain:** Chair Ford, Mr. Belden, Mr. Gatanis. **No Nays. Motion carried.**

New and Pending Matters

- Liberty Stone & Aggregate – Quarry License Renewal
Route 173, Frontage Road – Block 22 Lot 30

The applicant is present.

The supplemental report dated November 12th, 2024, prepared by Robert Clerico of Van Cleef Engineering was discussed. This is a supplemental report in conjunction with Mr. Clerico's original report dated September 20th, 2024, which was previously discussed at the PB meeting on September 26th, 2024.

Chair Ford asked Mr. Thatcher, Esq if his client would like to comment. Mr. Thatcher stated that Mr. Clerico had covered the issues and responses that they have made, and the principals of the applicant are here to answer any questions the board may have.

Chair Ford asked if the "living wall" was incorporated in the operation plans at this time. Further questions were asked about the timeline of installation and growth of ivy. Michael Schlafer stated construction should be completed by next spring/summer.

Mayor DeGiralamo asked what is unsightly and if that can be moved instead of constructing a living wall. Michael Schlafer replied that they are working on a spot up top to move these items, however, this wall will be built in case items can't be moved in a timely fashion.

Mr. Glacken questioned the amount of dust. Michael Schlafer is not sure that all the dust is from them, but their plan of operation includes street sweeping and a 1000' tracking pad.

Mr. Glacken asked how long the life expectancy of a quarry is. Michael Schlafer stated life expectancy is dependent on the economy. There is a reclamation plan when the quarry ceases to exist, and it is bonded.

Ms. Bartolomeo asked about the maintenance of the “living wall”. Michael Schlafer is looking into artificial products and working with suppliers to see what the best option will be.

Debra Jimenez commented that the applicant has answered, addressed and fixed all her concerns.

Mr. Nace made a motion to determine that the application for the 2025 Quarrying License is in compliance with the quarrying ordinance. Mr. Neary seconded the motion. **Vote: Ayes:** Mayor DeGiralamo, Committeewoman Cherney, Mr. Nace, Mr. Neary, Mr. Belden, Ms. Bartolomeo, Chair Ford, Mr. Gatani, Mr. Glacken. **No Nays. Motion carried.**

Ariella DePinto, Director of Quarry Operations at Liberty Stone presented a donation for the tree lighting ceremony.

- V.A. Spatz & Sons, Inc. – Amended Site Plan & Variance – Completeness, Public Hearing, Applicant Request to Carry to December 12
35 Frontage Road – Block 22 Lot 5

Mr. Gatani made a motion to grant the request to carry this matter to December 12th with renounce required, confirmation that the list of property owners requiring notice is complete and extending further if needed through the January 2025 Board reorganization meeting. Mr. Beldon seconded the motion. **Vote: Ayes:** Mayor DeGiralamo, Committeewoman Cherney, Mr. Nace, Mr. Neary, Mr. Belden, Ms. Bartolomeo, Chair Ford, Mr. Gatani, Mr. Glacken. **No Nays. Motion carried.**

Comments from the Public

Chair Ford asked if there were any comments from the public. There were none.

Mr. Nace made a motion to enter Executive Session to discuss litigation matters. Mr. Gatani seconded the motion. All in favor.

The Board rose from Executive Session and returned to the public meeting.

Motion to Adjourn

There being no further business a motion was made to adjourn the meeting at 9:16 pm by Ms. Bartolomeo and seconded by Mr. Gatani. All in favor.

Respectfully Submitted

Barbara M. Thomas – Planning Board Secretary