

January 22, 2015

Mr. Kirkpatrick called the meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m.

Members Present: Mr. Mazza, Mr. Hirt, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Eschbach, Mr. Ford, Mr. Kirkpatrick

Members Absent: Mrs. Corcoran, Mr. Kastrud, Mr. Gibbons

Others Present: Atty. Mark Anderson, Engineer Robert Clerico

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 December 18, 2014, as published in the Hunterdon County Democrat and December 17, 2014, 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 December 11, 2014 regular and executive session minutes and the January 8, 2015 reorganization meeting. Mr. Walchuk seconded the motion.

Vote: December 11, 2014 minutes:

Ayes: Mr. Eschbach, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Ford, Mr. Kirkpatrick

Abstain: Mr. Mazza, Mr. Hirt

Vote: January 8, 2015 Reorganization minutes:

Ayes: Mr. Walchuk, Mr. Eschbach, Mr. Mazza, Mr. Hirt, Mr. Nace, Mr. Ryland, Mr. Ford, Mr. Kirkpatrick

Mr. Kirkpatrick announced the agenda order would be changed. The Executive Session would be held regarding Attorney-Client discussion, legal requirements for wireless facilities approvals, prior to other items. He asked for a motion to go into Executive Session. Mr. Ford made the motion. It was seconded by Mr. Eschbach. (7:05 p.m.)

Vote: Ayes: Mr. Ford, Mr. Eschbach, Mr. Mazza, Mr. Hirt, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Kirkpatrick

A Resolution providing for a meeting Not Open to the Public in Accordance with the revisions of N.J.S.A.10: A-4-12.

WHEREAS, the Planning Board of the Township of Union is subject to the Open Public Meetings Act N.J.S.A.10:A-4-6, et seq., and

WHEREAS, the Open Public Meetings Act, N.J.S.A.10: A-4-12, provides that an Executive Session, not open to the Public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the Planning Board of the Township of Union, assembled in public session on January 22, 2015, in the Union Township Municipal Building, 140 Perryville Road, Hampton, NJ 08827, for the discussion of matters relating to the specific items designated above,

it is anticipated the deliberations conducted in closed session may be disclosed to the public when determination is made by the Planning Board that the public interest will no longer be served by such confidentiality.

Mr. Hirt made a motion to return to the regular session. Mr. Eschbach seconded the motion. (7:45 p.m.)

Vote: Ayes: Mr. Hirt, Mr. Eschbach, Mr. Mazza, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Ford, Mr. Kirkpatrick

Atty. Anderson explained to the Board that he did not believe Cellco would be exempt from filing a formal application and that a motion should be made regarding the matter.

Mr. Kirkpatrick asked for a motion. Mr. Mazza made a motion that the Board determined that the Cellco proposal does not comply with State and Federal Laws regarding the Wireless Industry and is not exempt from site plan approval. Mr. Ford seconded the motion.

Vote: Ayes: Mr. Mazza, Mr. Ford, Mr. Hirt, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Eschbach, Mr. Kirkpatrick

Green Rock Quarry License: Block 22, Lots 15 & 15.01, 3 Frontage Road: Mr. Clerico gave a brief overview. He said Mr. Plushanski, owner, is developing a plan regarding the leveling of earth between his quarry and Red Hills Quarry. The Board could recommend to the Township Committee that they have determined that the Green Rock Quarry License application is inconsistent. The Committee could then take action.

Comments from the Public/Other Discussion: Changes to LUC to clarify definitions and uses. The Board discussed changes briefly. Mr. Kirkpatrick asked that further discussion be continued at the February 12, 2015 Board meeting.

Motion to Adjourn: Mr. Hirt made a motion to adjourn. Mr. Walchuk seconded the motion. (8:05 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary

