

January 24, 2013

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

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 13, 2012, as published in the Hunterdon County Democrat and December 12, 2013, 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 Clerk.

Members Present: Mr. Nace, Mrs. Corcoran, Mr. Badenhausen, Mr. Ford, Mr. Kirkpatrick

Members Absent: Ms. McBride, Mr. Bischoff, Mr. Walchuk, Mr. Ryland, Mr. Kastrud, Mrs. Church

Others Present: Atty. Mark Anderson, Atty. George Dilts, Joe Correia

Approval of Minutes: Mr. Ford made a motion to approve the minutes of the January 10, 2013 reorganization and workshop meetings. Mrs. Corcoran seconded the motion.

Vote: Ayes: Mr. Ford, Mrs. Corcoran, Mr. Nace, Mr. Badenhausen, Mr. Kirkpatrick

Plushanski/Greenrock Recycling LLC: Block 22, Lots 14 & 15.01, Frontage Road: Quarry License Renewal: Mr. Kirkpatrick gave a brief overview of Mr. Plushanski's Quarry License Renewal application. There were no comments from Board members. Mr. Kirkpatrick asked for a motion to approve the quarry license. Mr. Badenhausen made the motion. Mr. Ford seconded the motion.

Vote: Ayes: Mr. Badenhausen, Mr. Ford, Mr. Nace, Mrs. Corcoran, Mr. Kirkpatrick

Correspondence: Perryville Associates, LLC: Block 1.06, Lot 3, Minor Site Plan for Generator: Atty. George Dilts was present on behalf of applicant. Mr. Dilts said the Township Committee had given permission to install a temporary generator on the site. Joe Correia, Project Executive for Perryville Associates, was sworn by Atty. Anderson. Mr. Correia said applicant seeks approval to install a permanent generator that would supply power for the entire building. A 16' x 7' pad is proposed. Atty. Dilts had a copy of a Site Plan prepared by Heritage Consulting, dated August 1986. Mr. Correia indicated it represented what currently exists with the exception of planter areas along Route 173. He also said significant paved areas have been reduced and additional landscaping has been installed.

Route 78 is in back of the building. The proposed generator would be in front of the building and landscaping would be installed to screen the unit. The location of the generator was determined because of its proximity to the building's electrical room. Mr. Correia said the generator is approximately 12' x 4' and would be approximately four feet off the ground. The generator would be diesel fueled. Mr. Correia did not know the gallonage of the tank which is embedded in the generator unit. Mr. Kirkpatrick asked if gas was available in the street. Mr. Correria said he was not aware of natural gas lines nearby.

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Mr. Kirkpatrick indicated a minor site plan application would be required and should include information pertaining to the generator being selected, photographs of the proposed location and neighboring properties and specifications of secondary containment for potential oil spills. Applicant was told to begin administratively with Carl Hintz.

Comments from the Public/Other Discussion: Mr. Kirkpatrick asked Atty. Anderson to prepare information regarding what is included in accessory and multiple uses on a single lot.

Motion to Adjourn: Mrs. Corcoran made a motion to adjourn. It was seconded by Mr. Ford. (7:15 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary