

September 11, 2014

Mr. Ford called the workshop meeting of the Union Township Planning Board/Board of Adjustment to order at 7:07 p.m.

Members Present: Ms. McBride, Mr. Nace, Mr. Ryland, Mr. Eschbach, Mr. Ford, Mr. Kirkpatrick

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

Others Present: None

Open Public Meetings Act Notice: I would like to announce and have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated January 16, 2014, as published in the Hunterdon County Democrat and 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.

Land Use Code Definitions and Standards: Mr. Ford said Board members, Professionals, and the Zoning Officer had been asked to review the Land Use Code for items that they considered problematic. Mr. Nace voiced a concern about how impervious surface coverage is represented in Resolutions. He said impervious surface is represented in the chart as a ratio and not a percentage. That issue and other items discussed are set forth below.

Maximum Impervious Surface Ratio: Where undersized lots exist, the Maximum Impervious Surface Ratio can be problematic and require variances. This is especially true in Village Residential Districts. An amount of impervious coverage equal to 3% of the two-acre minimum would be appropriate to accommodate that issue. The Land Use Code should be amended to provide that maximum impervious coverage for any lot in any district is the greater of the Maximum Impervious Surface Ratio applied to the lot size or 2,614 square feet. Mr. Kirkpatrick thought all impervious surface coverage should be retained within the building setbacks.

Floodplain District Definition: This definition needs to be updated to include the area defined in the Flood Hazard Act Rules, in addition to the Flood Insurance Study, the Flood Boundary Map and the Floodway Map.

Definition of Mobile Home: This definition needs to be modified so that it includes use for storage uses in addition to single family dwellings, offices and places of assembly. We need to include trailers, pods and storage containers within this definition. Our intent is that any structure delivered on a chassis, flatbed or similar method of movement be covered by this definition, except for a Residential Shed, which is defined separately. In addition, we should incorporate a provision that permits construction/office trailers and storage trailers/containers/pods for a limited period of 90 days or less.

Definition of Residential Shed: The definition of Residential Shed should be modified to specifically exclude trailers and pods. (See Definition of Mobile Home above)

Definition of Home Business and/or Occupation: A definition needs to be added for this item. It should include specifications limiting the number of employees to two or fewer, limiting the number of visitors to the business to two at any one time, limiting signage, prohibiting outside storage of materials or supplies, and the outside storage of commercial vehicles.

Solar Farm Definition: The term “solar farm” is not defined. We need to make sure that the term “Solar and Photovoltaic Facilities” (30-5.5.f.6) includes what might be characterized as a farm. Particularly, we should include photovoltaic in (4) which deals with farm-scale facilities.

Signage: Discussed briefly.

Further discussion of Land Use Design and Definitions will continue at another meeting,

Mayor McBride apprised the Board of a February 2014 meeting with the Town of Clinton and representatives from the Highlands Council, NJDEP and all municipalities that utilize Clinton Water. Ms. McBride said the DEP had granted approval for a new well in the Town of Clinton. The DEP mandated that prior to any municipality receiving approval to use water from the Town of Clinton, it was necessary for them to adopt a water conservation ordinance. She said a draft ordinance was sent to the Township Committee and they responded with their objections. Ms. McBride said all residents of Union Township would have restrictions and the Township thought the restrictions should be only for the residents who use water from the Town of Clinton. Policing of water usage was also requested. The Highlands Council was told that Union does not have that capability. Union was also asked that lawn watering be coordinated with trash pickup. Placards were requested to be installed on lawns stating that the system has smart control irrigation. Ms. McBride said the Township is awaiting information from the Highlands Council. She said a water conservation ordinance will probably be required within the year. Mr. Ford asked if action was needed by Planning Board. Mayor McBride indicated they did not. She said it is necessary to protect the ability to obtain water for COAH Units. She said the Committee had contacted COAH Atty. Jonathan Drill and he is drafting a response for next week’s Committee meeting. Mayor McBride will keep the Board informed.

Correspondence: None

Comments from the Public/Other Discussion: None

Motion to Adjourn: There being no further business to come before the Board, a motion to adjourn was made by Mr. Nace. Mr. Eschbach seconded the motion. (8:30 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary

