

These minutes were approved at the January 13, 2022 Meeting

Call to Order and Notices: Mr. Ford called the meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m.

Open Public Meetings Act Notice: The Open Public Meeting Requirements of Law have been satisfied by our notices dated January 21, 2021, as published in the Hunterdon County Democrat and January 20, 2021, 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.

Members Present: Mr. Mazza, Mr. Stothoff, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Dix, Mr. Petitt, Mr. Ford, Mr. Beldon and Dr. Rasavage.

Board Professionals Present: Atty. Mark Anderson

Members Absent: Mr. Kirkpatrick

Others: Attorney – Mark Peck-SGS Properties, Attorney Jay Thatcher-Liberty Quarry, Michael Schlaeffer-Liberty Quarry, Bruce Feld-Liberty Quarry

Approval of Minutes: Mr. Mazza made a motion to approve the minutes of the September 15, 2021 Meeting minutes. Mr. Beldon seconded the motion.

Vote: Ayes: Mr. Mazza, Mr. Stothoff, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Petitt, Mr. Ford and Mr. Beldon. **Abstain:** Mr. Dix **No Nays. Motion carried.**

Approval of Minutes: Mr. Mazza made a motion to approve the minutes of the November 4, 2021 Meeting minutes. Mr. Dix seconded the motion.

Vote: Ayes: Mr. Mazza, Mr. Nace, Mr. Neary, Mr. Dix, Mr. Ford and Mr. Beldon. **Abstain:** Mr. Stothoff, Mr. Kastrud and Mr. Petitt. **No Nays. Motion carried.**

Request for Extension

- Quick Chek– 170 & 172 Perryville Rd, Block 22, Lots 39, 40, & 41

The Board took the following action: approved a request for an extension to file the subdivision deeds through February 28, 2022. A motion was made by Mr. Stothoff and seconded by Mr. Kastrud.

Vote: Ayes: Mr. Mazza, Mr. Stothoff, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Dix, Mr. Petitt, Mr. Ford and Mr. Beldon. **No Nays. Motion carried.**

In order for the Board to consider the request to commence on-site construction prior to NJDOT approval, a change or elimination to the condition of approval, would require the applicant to appear before the Board to make a formal request. Public notice is required. The next Board meeting is scheduled for January 13, 2022. A motion was made by Mr. Kastrud and seconded by Mr. Nace.

Vote: Ayes: Mr. Mazza, Mr. Stothoff, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Dix, Mr. Petitt, Mr. Ford and Mr. Beldon. **No Nays. Motion carried.**

Issue of Completeness:

- SGS Perryville Development LLC – Use Variance Application
53 Frontage Road
Blk 13 Lot 6

An application for use variance relief was submitted November 1, 2021. The applicant is proposing two warehouses where a warehouse is not permitted in the OR-Office Research District. In addition, a bulk variance is requested for the number of parking spaces as well as parking within the front yard.

Due to the multiple deficiencies as outlined in Engineer Clerico’s letter dated November 29, 2021, a motion was made by Mr. Stothoff and seconded by Mr. Beldon to deem the application incomplete.

Vote: Ayes: Mr. Mazza, Mr. Stothoff, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Dix, Mr. Petitt, Mr. Ford and Mr. Beldon. **No Nays. Motion carried.**

Liberty Quarry: Blk 22 Lot 30 - 2022 Quarry License Renewal

Attorney Thatcher was present on behalf of Liberty Quarry for the 2022 Quarry License Renewal application. Attorney Anderson gave a brief explanation of the Planning Boards’ role in the quarry license renewal process. Mr. Clerico reviewed the application and noted the deficiencies per his review letter dated November 29, 2021. He reviewed the items that have been completed and the outstanding items.

Michael Schlaefter was sworn in to give testimony regarding the quarry license renewal application. He testified to the items listed in the engineer’s letter. Mr. Stothoff advised the engineer is trying to obtain a clear and concise record of the quarrying activities. Because there is additional information required of the applicant, the applicant requested to carry the application to the next Board meeting on January 13, 2022. Mr. Kastrud made a motion to carry the 2022 Liberty Quarry License application to the January 13, 2022 meeting. Mr. Petitt seconded the motion. **Vote:** Ayes: Mr. Mazza, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Dix, Mr. Petitt, Mr. Ford and Mr. Beldon. **Nays Mr. Stothoff. Motion carried.**

Comments from the Public/Board

There were no comments from the public.

Mr. Stothoff thanked everyone for being a part of the Board and commented that it has been a pleasure to serve with everyone, as this is his last meeting as committeeman on the Board.

Correspondence

NJPO Newsletter – informational only

Motion to Adjourn: There being no further business to discuss the meeting was adjourned at 8:33p.m. A motion was made by Mr. Stothoff and seconded by Mr. Beldon and carried by unanimous favor. **All Ayes. No Nays. Motion carried.**

Respectfully Submitted,

Leigh Gronau – Board Secretary