

February 8, 2024, Planning Board/Board of Adjustment Meeting Minutes

These minutes were approved at the February 22, 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 7:00pm.

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

Swearing in of Members: Attorney Anderson swore in James Tousignant.

Members Present: Committeewoman Cherney, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Kirkpatrick, Mr. Belden, Mr. Ford, Mr. Lepore (7:08pm), Mr. Tousignant.

Board Professionals Present: Attorney Anderson.

Members Absent: Mayor DeGiralamo, Ms. Bartolomeo, Mr. Gatani, Mr. Glacken.

Approval of Minutes: Mr. Kirkpatrick made a motion to approve the minutes of the December 14, 2023, regular meeting. Mr. Belden seconded the motion. **Vote: Ayes:** Mr. Nace, Mr. Neary, Mr. Kirkpatrick, Mr. Belden, Chair Ford. **Abstain:** Mr. Kastrud. **No Nays. Motion carried.**

Mr. Belden made a motion to approve the minutes of the January 11, 2024, reorganization, and regular meeting minutes. Mr. Nace seconded the motion. **Vote: Ayes:** Committeewoman Cherney, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Kirkpatrick, Mr. Belden, Chair Ford. **No Nays. Motion carried.**

New and Pending Matters

Gan Equities – site plan waiver – Continuation of public hearing

53 Frontage Rd., Blk 13 Lot 6, C001

Chair Ford stated at the last meeting, the Board discussed the intrusion of light affecting the neighbors from the requested sign. Per Attorney Kaczynski's letter dated January 22, 2024, the sign will no longer be illuminated. The zoning officer confirmed that the sign complies with the ordinance since it is no longer being illuminated. Attorney Anderson stated that the ordinance indicates that the Board of subcommittee may waive sign plan where signs are in compliance.

Mr. Kirkpatrick made a motion to waive the site plan requirement for the sign. Mr. Nace seconded the motion. **Vote: Ayes:** Committeewoman Cherney, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Kirkpatrick, Mr. Belden, Chair Ford, Mr. Tousignant. **No Nays. Motion carried.**

Correspondence/Comments from the Public/Other Discussion

Chair Ford stated there is a requirement for a basic land use course for new Board members. Training needs to be completed within 18 months of being appointed. Committee members are exempt but may elect to take the course regardless.

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

Mr. Kirkpatrick stated that there was a discussion to authorize Mr. Clerico to start looking into available grants for opting into conformance with the Highlands Master Plan. He would like Mr. Clerico to review this for our next meeting. Chair Ford explained the Township needs to decide whether to conform with the Highlands Act to bring the Planning area into conformance with the Highlands Master Plan. Mr. Kirkpatrick explained the purpose would be to decide whether to opt in effectively making the planning area part of the preservation area.

Mr. Kastrud stated that new Board members are required to watch the MS4 – Tier A training video per state mandates.

Motion to Adjourn

There being no further business to discuss, a motion to adjourn was made at 7:15pm by Mr. Lepore and seconded by Mr. Kastrud. **Vote: All Ayes. No Nays. Motion carried.**

Respectfully Submitted,

Leigh Gronau – Board Secretary