

April 9, 2015

Mr. Kirkpatrick called the Special Joint Meeting of the Union Township Planning Board/Board of Adjustment and the Union Township Committee to order at 7:05 p.m.

**Members Present:** Mr. Mazza, Mr. Hirt, Mr. Walchuk, Mr. Nace, Mrs. Corcoran, Mr. Ryland, Mr. Eschbach, Mr. Kirkpatrick

**Members Absent:** Mr. Kastrud, Mr. Gibbons, Mr. Ford

**Others Present:** Planning Board Atty. Mark Anderson, Municipal Atty. J. Peter Jost, Special Affordable Housing Atty. Jonathan Drill, Board Engineer Robert Clerico and Affordable Housing Planner Elizabeth McManus

**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 Special notices dated April 2, 2015, 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.

**COAH and Affordable Housing Litigation and related matters:** Mr. Kirkpatrick suggested that the Board go into Executive Session to discuss Litigation. A motion to go into Executive Session was made by Mr. Mazza and seconded by Mr. Hirt. (7:10 p.m.)

Vote: Ayes: Mr. Mazza, Mr. Hirt, Mr. Walchuk, Mr. Nace, Mrs. Corcoran, Mr. Ryland, Mr. Eschbach, 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.: 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 April 9, 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.

Mrs. Corcoran made a motion to return to the regular session. Mr. Nace seconded the motion. (8:55 p.m.)

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

Following the Executive Session, Atty. Jost asked for a motion to authorize Special Affordable Housing Planner Elizabeth McManus and Special Affordable Housing Atty. Jon Drill to begin working on the 2015 Housing Element and Fair Share Plan, subject to the confirmation of the full Township Committee at its meeting to be held on April 15, 2015 as to the cost.

Mr. Nace made the motion and it was seconded by Mr. Walchuk.

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

**Red Hills Quarry: Block 22, Lot 30.04:** Atty. Jost announced that the Red Hills matter would be carried until the April 15, 2015 Township Committee meeting.

**Proposed Changes to the Land Use Code:** Atty. Jost said he had reviewed changes and was satisfied with proposed changes. Mr. Kirkpatrick emphasized the importance of distinguishing the terms of solar farms (energy to be used by property owner and minimal off-site use), versus photovoltaic generating station (off-site sales).

**Motion to Adjourn:** The motion was made by Mr. Eschbach and seconded by Mr. Walchuk. (9:00 p.m.)

Vote: All Ayes

Grace A. Kocher, Secretary