

These minutes were approved at the December 2, 2021 Meeting

Call to Order and Notices: Mr. Ford called the meeting of the Union Township Planning Board/Board of Adjustment to order at 7:03 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. Nace, Mr. Neary, Mr. Dix, Mr. Ford, and Mr. Beldon.

Board Professionals Present: Atty. Mark Anderson

Members Absent: Mr. Stothoff, Mr. Kastrud, Mr. Kirkpatrick, Mr. Petitt, and Dr. Rasavage

Others: None

Approval of Minutes: Mr. Beldon made a motion to approve the minutes of the September 23, 2021 Meeting minutes. Mr. Mazza seconded the motion.

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

Resolution of Approval:

- **Astillero – 106 Pittstown Rd, Block 25 Lot 18.03**

A motion was made by Mr. Nace and seconded by Mr. Neary for the Resolution of Approval.

Vote: Ayes: Mr. Nace and Mr. Neary. **No Nays. Motion carried.**

Presentation:

- **The Land Conservancy – Farmland Preservation Plan – Barbara Davis**

Barbara Davis, VP of Programs at the Land Conservancy was in attendance to present the Farmland Preservation Plan. She advised this meeting is in anticipation of the Board approving the plan as an element of the Master Plan at an upcoming meeting. She continued the state requires that in order for the township to remain eligible in funding for Farmland Preservation through the Municipal Planning Incentive Grant Program, that it be adopted as an element of the Master Plan. The Land Conservancy worked on our original plan which is an element of the Township's Master Plan. The Township also recently updated the Open Space and Recreation Plan, which the land conservancy used for this Farmland Preservation update.

She reviewed the current requirements needed for updating the Farmland Preservation Plan. She advised the plan cannot be adopted until shown to conform with SADC requirements. She discussed the process of reviewing elements of the Master Plan for compliance with of the Farmland Preservation Plan.

Ms. Davis discussed some possible benefits of the program. She reviewed the current number of farms preserved in Union Township and possible target farms within the Township. Ms. Davis outlined some of the SADC requirements needed in order to meet the minimum eligibility criteria for agricultural soils and minimum tillable land requirements. Ms. Davis explained different funding options for Farmland

Preservation. She advised that Union Township has preserved 10 farms through the Municipal Deed Restriction program and 1 farm through the Municipal Easement Purchase program. 5 farms were preserved through the County Easement Purchase program and 4 farms were preserved through the SADC Direct Easement Purchase program, and 1 farm through the Fee Simple program.

Mr. Neary asked what is considered tillable property. Ms. Davis advised the NJDEP aerial photography is used to determine this. Mr. Nace asked if farms are required to observe the riparian area of the streams. Ms. Davis replied yes. Mr. Mazza asked for clarification regarding the status and use of state-owned properties within Union Township. Ms. Davis advised much of the properties are wildlife management areas. There was a brief discussion regarding the current use of these lands. Mr. Ford noted there are not any members of the public at the meeting.

Comments from the Public

No members of the public were present for public comment.

Correspondence

NJPO Newsletter – informational only

Motion to Adjourn: There being no further business to discuss the meeting was adjourned at 7:44p.m. A motion was made by Mr. Nace and seconded by Mr. Ford. **All Ayes. No Nays. Motion carried.**