

**MINUTES**

**PRESENT:** R. DeCroce  
J. Lutz  
S. Rawlyk  
T. Siano  
J. Strasser  
J. Harabedian, Alt. #1  
R. Lorentz, Engineer  
D. Pierce, Attorney

**ABSENT:** J. Abel  
J. Burke  
D. Haywood  
J. Mathieu  
L. Herrighty, Alt #2

**CALL TO ORDER**

The meeting was called by J. Lutz at 8:00 PM.

**NOTIFICATION**

In order to ensure full public participation at this meeting, all members of this Board, and members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk, and further, all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

Notification of the time, date and place of this meeting has been published in the Delaware Valley News and Express Times and sent to the Hunterdon County Democrat, and has been posted in the Kingwood Township Municipal Building at least 48 hours prior to this meeting and has been filed with the Municipal Clerk.

**NEW AND PENDING MATTERS**

Approval of Minutes

It was moved by J. Strasser, seconded by R. DeCroce and carried to approve the minutes of July 12, 2005 and place on file. All members present voted **AYE** on **ROLL CALL VOTE**.

It was moved by J. Strasser, seconded by J. Harabedian and carried to approve the minutes of July 19, 2005. All members present voted **AYE** on **ROLL CALL VOTE**.

Resolutions

It was moved by R. DeCroce, seconded by J. Harabedian and carried to adopt Resolution No. 2005-20 – Schick – Block 14, Lot 39 – Minor Subdivision. All members present voted **AYE** on **ROLL CALL VOTE**.

It was moved by T. Siano, seconded by J. Strasser and carried to adopt Resolution No. 2005-21 – Honeyman, Block 26, Lot 4 – Minor Subdivision. All members present voted **AYE** on **ROLL CALL VOTE**.

It was moved by R. DeCroce, seconded by J. Strasser and carried to approve Resolution No. 2005-22 – VanVeldhuisen, Block 15, Lot 8.02 – Amended Approval. All members present voted **AYE** on **ROLL CALL VOTE**, with J. Lutz abstaining.

Perrotti - Block 7, Lot 14.10 – Minor Subdivision

J. Lutz called the matter. No response was heard.

LKR, LLC – Block 38, Lot 20 – Conceptual Review

J. Lutz called the matter. No response was heard.

DishCafe – Block 50, Lot 6 – Graphics Permit

J. Lutz called the matter. No response was heard.

Mironchik/CDMA – Block 19, Lot 10 – Amendment to Prior Approval – Class III Minor

A. Culton of DeSapio Law Offices, D. Newton, surveyor, and B. Cahill, applicant, were present for the application this evening. The application received original approval on March 8, 2005. The amendment is seeking two new variances, one from the lot depth requirements and one from the road frontage requirements due to the relocation of the Class III driveway. The relocation is being done to comply with the Hunterdon County Planning Board conditions.

D. Pierce stated the Board may open the hearing. The applicant has complied with the notice requirements.

D. Pierce swore in D. Newton.

D. Newton testified he has prepared the original subdivision application. The change from the last subdivision that was approved is the shifting of the driveway to the north 125'. It was relocated to alleviate development impact on the culvert, which is located about 150' from the driveway. Lot 10.08 is slightly smaller than the approved lot with the original application. The home would face the Class III common drive. There is sufficient room for a home and a septic system. The septic system would be located to the front left. The lot is 2 sq. ft over the required minimum 2 acre requirement.

R. Lorentz stated since Lot 10.08 is a corner lot, frontage is measured on the Class III driveway as well as on Fitzer Road.

J. Lutz called for comments from the public. No response was heard.

R. Lorentz stated the development requires two fresh water wetlands' permits, to permit the crossing of wetlands with the common drive in the area in the front and to remove a small isolated wetlands area on Lot 10.11. In the previous stormwater submissions, management calculations were provided. There are some modifications which might be necessary due to the amendment.

D. Pierce indicated a condition should be placed on the review and approval by R. Lorentz or the DEP of the stormwater management plan.

D. Pierce indicated an additional condition should be to require the home on Lot 10.08 to face the common driveway.

It was moved by T. Siano seconded by R. DeCroce and carried to approve the above amendment. All members present voted **AYE** on **ROLL CALL VOTE**.

Frenchtown Run – Block 12, Lot 31 – Determination of Completeness

D. Pierce indicated the matter is incomplete due to the lack of the pump test results as well as a report from a hydrologist.

F. Wisnewski, attorney for the applicant, was present for the matter. The applicant is requesting the matter be placed on the October 11, 2005 agenda.

J. Lutz called the Perrotti and the Dish Café matters. No one responded on either matter.

Consideration of Hydrologist

D. Pierce will write a letter to the three suggested hydrologists on the provided list plus M. Mulhaul to see if they are interested in providing services to the Township. They will be asked to attend the September meeting.

It was moved by J. Harabedian, seconded by T. Siano and carried to schedule interviews with the interested hydrologists for the September meeting.

Proposed Ordinance No. 13-9-2005

It was moved by S. Rawlyk, seconded by J. Strasser and carried to recommend adoption of proposed Ordinance No. 13-9-2005 to the Township Committee. All members present voted **AYE** on **ROLL CALL VOTE**.

## **OTHER MATTERS**

Public Hearing Notification

It was moved by J. Strasser, seconded by T. Siano and carried to authorize D. Pierce to provide the appropriate language to be incorporated into the instructions for major subdivisions, Class III minor subdivisions and site plans for the applicant **NOT TO NOTICE FOR PUBLIC HEARING** until the applicant has received a determination from the Board that the application is complete and they are prepared for a public hearing. All members present voted **AYE** on **ROLL CALL VOTE**.

## **PRIVILEGE OF THE FLOOR**

A. Hauck, member of the Township's Environmental Commission, commented on the correlation of lot size with nitrate dissolution.

Several residents along Horseshoe Bend Road and Spring Hill Road offered their comments on the proposed Frenchtown Run development.

J. Lutz commented he has received a visit from the Nelson Tree Company. JCP&L has enlisted Nelson Tree Company to clear all the trees under the power lines along Route 12. He feels a clear cut of the trees is not necessary or desirable.

S. Rawlyk responded JCP&L had designated an area and Route 12 was part of the specific area. They will not be doing any trimming along the side roads.

D. Pierce stated the Planning Board can write a letter to the JCP&L but a more weighted letter would be a letter from the Township Committee.

S. Rawlyk will be contacting the township attorney.

#### Master Plan

After some discussion, it was decided to cancel the special meeting scheduled for August 16<sup>th</sup>. Also discussed was the possibility of having a smaller committee meet to discuss the amendments to the zoning ordinance since it might be difficult to get the entire board together for the special meetings.

J. Lutz requested the secretary write a letter to Mr. Banish informing him of the Board's desire to receive the requested information by the September 13<sup>th</sup> meeting and to advise Mr. Banish of the scheduling of a special meeting in September. Mr. Banish would be required to attend the special meeting in September.

#### **CORRESPONDENCE**

J. Lutz reviewed as per the agenda.

#### **ADJOURNMENT**

It was moved by T. Siano, seconded by R. DeCroce and carried to adjourn the meeting at 8:51 PM. All members present voted **AYE**.

**Respectfully submitted,**

**Diane Laudenschach, Secretary**