

**MINUTES**

**PRESENT:** R. Dodds  
D. Haywood  
W. Kastning  
T. Kratzer  
J. Mathieu  
E. Niemann  
T. Siano  
J. Strasser  
S. McNicol, Alt. #1  
L. Senus, Alt. #2  
A. Clerico, Planner  
D. Pierce, Attorney  
T. Decker, Engineer

**ABSENT:** J. Burke

**CALL TO ORDER**

The meeting was called to order by J. Mathieu 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 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**

Proposed Ordinance No. 2007

The above ordinance was prepared as a result of the March 13, 2007 meeting requesting the escrow fee to be increased to \$500.00. The Board was in favor of forwarding the draft ordinance to the Township Committee for introduction.

Scope of Services

The last bullet, "such other and further services as may be mutually agreed upon by the Planning Board and the hydrogeoloist" was added to the prior draft.

The Board discussed the possibility of hiring V. Uhl as the hydrogeologist for the Township. There was some discussion utilizing V. Uhl for the review of the well testing and ordinances and the contracting with another hydrogeologist for expert testimony in litigation. The matter will be listed on the April agenda.

#### ANJEC Grant Status

A. Clerico stated the basic scope of the application will be to update the ERI, Conservation Plan Element and Circulation Plan Element. The basic scope is an application for a grant in the amount of \$20,000, which would be a one to one match, \$10,000 from the Township and \$10,000 from ANJEC. The enhanced scope, Update ERI, Conservation Plan Element, Circulation Plan Element, Utility Services Plan Element and Land Use Plan Element, is a \$40,000 grant, with \$20,000 from the Township and \$20,000 from ANJEC. They plan to do one Element every two months. A. Clerico will provide individual costs for each Element. The Conservation Plan Element and the Circulation Plan Element will consist of the bulk of the work for the basic scope. The Township can match half of their contribution with "in-kind" services. The timing of the grant is notice of approval in May with the program starting in July.

L. Schmid indicated the need for a Farmland Preservation Element. There are new regulations in place, approved last April. The Township might want to consider doing smaller PIG's (Planning Incentive Grants). More points are awarded for density in target areas, which is Barbertown Point Breeze Road north. The new PIG applications have to be submitted to the State by December 15, 2007 and to the County by September 15th. There was a concern about the timeframe for the development of the Farmland Preservation Element and the application deadlines. There was a suggestion to do Farmland Preservation Element with Township funds. J. Mathieu stated the Open Space funds from the County are available for the development of a Farmland Preservation Plan. Currently, the Township has approximately \$29,000.

J. Mathieu stated J. Burke indicated to him there is the option of a Special 5 Year Emergency which would allow the cost of the revision of the Master Plan to be paid out over a 5 year period.

Banisch and Associates was requested to provide an estimate for the complete review of the Master Plan by the June meeting.

#### Tree Replacement Ordinance

A. Clerico stated it was a model ordinance developed for municipalities to use. The ordinance will be listed on the April work session agenda.

#### Water Resource Advisory Panel

The purpose of the panel would be as an advisory panel to work by zoning in "area wide" zones designating an area that would be a better recharge area and the build out of the zone. It might develop more flexible zoning in some areas and in some less. The Township would be able to give a scientific background to any future zoning. They will be a group of people that would advise the Planning Board of their data in the Township.

D. Pierce stated if the Panel was to be official, it would have to be done through an ordinance. The Planning Board and the Environmental Commission can have a joint subcommittee. Various citizens can get together as an adhoc group and not be associated or affiliated with the Township but can accumulate this data. You can not have a majority of members from either the Environmental Commission or the Planning Board on it. An

Ordinance could specify the make up of the Panel. It was suggested T. Kratzer and T. Hauck prepare a scope of the mission, number of members and who the members should be and provide it to the Planning Board.

Steep Slope Ordinance

D. Pierce will provide a draft for review based on the comments this evening of requiring lot owners to meet certain provisions they could reasonably comply with for the development of a lot in a steep slope area. A lot owner might be required to get a variance from the Board of Adjustment citing a hardship waiver that their lot was in existence as of June 1996. Currently lots with a grade of 25% are considered steep slope.

Design Standards Committee

J. Strasser scheduled a meeting of his committee for April 3, 2007 at 7:30 PM.

Well Ordinance

T. Kratzer will be providing a final draft copy to the Planning Board, Board of Health and professionals by March 29<sup>th</sup>.

Storage of Contractor's Equipment and Home Businesses

E. Niemann requested the Board consider giving either the Township or M. DeSapio, Zoning Officer, some suggestions of how to deal with the storage of contractor's equipment and home businesses.

Environmental Commission Meeting

S. McNicol stated C. Testa from the Hunterdon County Soil Conservation District is going to be speaking to the Environmental Commission at their April 9<sup>th</sup> meeting.

**CORRESPONDENCE**

**PRIVILEGE OF THE FLOOR**

**ADJOURNMENT**

It was moved by T. Siano, seconded by R. Dodds and carried to adjourn the meeting at 9:43 PM. All members present voted **AYE**.

**Respectfully submitted,**

**Diane Laudenschick, Secretary**