

MINUTES

7:30 PM

PRESENT: T. Ciacciarelli
R. Dodds
P. Lubitz
J. Mathieu
S. McNicol
M. Syrnick
L. Voronin, Alt #1
C. Ely, Alt #2

ABSENT: E. Niemann
L. Riggio
J. Strasser

CALL TO ORDER

The meeting was called to order by M. Syrnick at 7:30 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 Hunterdon County Democrat and Courier News, 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

Frenchtown III Solar – Noise Complaint

R. Dodds stated it was discussed at the Township Committee meeting. He stated the majority of the municipalities in Hunterdon County have adopted the state standards for noise. In the future, he suggests when an applicant appears before the Board, the applicant can assure the Township that the sound level will meet the current ordinance requirements.

The Board briefly reviewed the current ordinance requirements for noise.

P. Lubitz stated the County is the responsible party to investigate any noise complaints. The Board may want to have a discussion on prohibiting construction noise on Saturdays. There are some municipalities which do prohibit construction noise on Saturdays.

D. Pierce stated in order to make a change to the ordinance which deviates from the State standard, the Township would have to obtain permission from the DEP for the change. They would need to justify why the deviation is appropriate in the Township.

SCO Zone Regulations – Proposed Changes

R. Dodds stated the existing ordinance requires the setback of any construction to be ½ of the lot depth. In one case it would have made it almost impossible to build on the property. It was a 36 acre parcel and 18 acres would have been unusable under the current ordinance. The amendment proposes a maximum setback of 300’.

It was moved by J. Mathieu, seconded by S. McNicol and carried to recommend to the Township Committee the introduction and adoption of an ordinance which would require a maximum of a 300’ setback in the SCO Zone. All members present voted **AYE** on **ROLL CALL VOTE**.

Approval of Minutes

It was moved by R. Dodds, seconded by T. Ciacciarelli and carried to approve the minutes of September 9, 2014 and place on file. All members present voted **AYE** on **ROLL CALL VOTE**, except J. Mathieu, S. McNicol and M. Syrnick, who **ABSTAINED**.

APPLICATION STATUS

Wydner – Block 14, Lot 20 – Release of Deeds.

CORRESPONDENCE

M. Syrnick reviewed as per the agenda.

Delaware Township – Public Hearing on Proposed Revision to Master Plan;

Letter from Frenchtown Resident – Re: Delaware River Tubing;

D. Pierce stated he does not know what happened with the operation at the Shack. He is not aware of the status of the violations. At this point the operations are over for the season. The Board of Adjustment has no applications before them for the site. In order to utilize the property on the river for his approved use, he has to present a parking plan. He has not be using that property and the variance afforded him two years to complete the approval. He stated one year has passed. According to the Zoning Officer’s letter, the Zoning Officer would require a variance for parking the vehicles on another property along Route 12. It is the expectation that anywhere on Route 12 that he would want to use, would require a variance before the Board of Adjustment, according to the Zoning Officer’s letter. The property on Route 29 was not granted approval for customer intake. It was approved as a staging area for his equipment and for customers to pick up their equipment after having been signed in.

P. Lubitz stated he had spoken to G. Crance after the last meeting when a concern about the showers was raised and he ceased the use of the showers at that time.

PRIVILEGE OF THE FLOOR

S. McNicol stated she noticed at the solar facility that they were haying the property in the conservation easement. D. Pierce responded the conservation easement allows them to continue the uses permitted under the DEP regulations.

There was a brief discussion on the PennEast Pipeline going through the solar facility on Barbertown Point Breeze. R. Dodds stated they were utilizing the topo from 1955.

ADJOURNMENT

It was moved by R. Dodds, seconded by P. Lubitz and carried to adjourn the meeting at 7:50 PM. All members present voted **AYE** on **ROLL CALL VOTE**.

Respectfully submitted,

Diane Laudenschach, Secretary