

**MINUTES**

**7:30 PM**

**PRESENT:** T. Ciacciarelli  
R. Dodds  
P. Lubitz  
J. Mathieu  
L. Riggio  
J. Strasser  
M. Syrnick  
L. Voronin, Alt #1  
C. Ely, Alt #2  
D. Pierce, Attorney

**ABSENT:** S. McNicol  
E. Niemann

**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**

**Kingwood Township Board of Education – Block 20, Lot 4 – County Route 519 - Site Plan Approval**

M. Syrnick indicated that the school is resurfacing their driveway and installing a back up well.

D. Banisch provided the following review letter on the application:

1. We have reviewed the following information in preparation of this report:
  - One (1) sheet entitled “Parking/Roadway Replacement, Kingwood township Elementary School, prepared by Scott E. Downie of the Spiezle Architectural Group, signed, with a drawing date of 12/19/2014 (5:06:18pm); and
  - One (1) sheet entitled “Backup Potable Well, Kingwood Township Elementary School, prepared by Scott E. Downie of the Spiezle Architectural Group, signed, with a drawing date of 12/19/2014 (4/28/35pm).

2. This application is listed for site plan approval on the agenda, however it appears that the limited nature of the improvements proposed may be appropriate for Planning Board review under Section 31 of the Municipal Land Use Law, which is a capital project review involving the expenditure of public funding. This is discussed in Comment #6 below.
3. Improvements are proposed by the School District for the Kingwood Township Elementary School, including:
  - Repaving of all existing paved driveways and parking areas, and not including an expansion of existing paved areas; and
  - Installation of a back-up potable well and connection to the existing domestic water system.
4. The applicant should provide testimony and explain the repaving project (i.e. is this simply a paving overlay or will there be milling of existing paved areas prior to repaving?). If existing paved areas will be milled prior to repaving, where will the millings be removed from the site, and if so, where will materials be disposed?
5. It appears that the back-up well is to be installed at the southerly-most corner of the school within a 9' x 9' area of disturbance. Plans show that the installation will include an interior basement area 18' x 22'. No details of the well installation are provided except for these two areas.
6. The Board should indicate whether well installation details and improvements should be provided. This could be made a condition of any comments or recommendation that the Board may have.
7. Although no application appears to have been submitted requesting action by the Planning Board, it appears that these plans are submitted pursuant to N.J.S.A. 40:55D-31.a. That section of the Municipal Land Use Law provides for Planning Board review concerning projects involving the expenditure of public funds (capital projects review), and recommendations in conjunction with the Master Plan. The law does not appear to limit the scope of review comments and recommendations by the Planning Board. The Board could include a finding that the proposed improvements are not inconsistent with the Master Plan.
8. Section 31.b. of the Municipal Land Use Law provides for the Planning Board to review the “long-range facilities plan” for the School District, and requires the Board to devote one full meeting for that review. It would appear that the improvements proposed on the two sheets submitted do not constitute the District’s long-range facilities plan. This should be confirmed by the applicant in testimony before the Board.

D. Pierce stated this is a really an advisory process for the board to review any capital improvements proposed by the Board of Education. It is non-binding on the Board of Education. The Board has 45 days to render a decision. It is all approved by the Department of Education at the state level. The application is required by the MLUL. It provides the Board an opportunity to provide comment.

R. Dodds had spoken with R. Falkenstein, Superintendent of the Kingwood School. R. Falkenstein had provided the following responses to D. Banisch’s review letter:

#4 – The existing paved area will be milled. A large portion of the cost of the project is removing the millings and moving them away.

#8 - The improvement does not constitute the District's long-range facilities plan. The Board of Education does an annual long-range facilities plan.

R. Dodds stated he has spoken with Road Supervisor Mark Petro and he has some projects where he could use the millings. He would not be creating any new impervious surfaces but placing them on some existing parking areas.

M. Syrnick inquired if the Board of Education provided the requested information in D. Banisch's review letter #6. D. Pierce responded the well will have to be constructed within the state and township standards.

It was moved by J. Mathieu, seconded by P. Lubitz and carried to grant approval to the Kingwood Township Board of Education. All members present voted **AYE** on **ROLL CALL VOTE**.

**Resolution No. 2015-01 Request for Extension of Time to File – Block 9, Lot 13 – Lower Oak Grove Road**

It was moved by R. Dodds, seconded by J. Mathieu and carried to adopt **Resolution No. 2015-01 Request for Extension of Time to File – Block 9, Lot 13 – Lower Oak Grove Road**. All members present voted **AYE** on **ROLL CALL VOTE**, except P. Lubitz and L. Voronin, who **ABSTAINED**.

**Approval of Minutes**

It was moved by J. Mathieu, seconded by R. Dodds and carried to approve the minutes of January 8, 2015. All members present voted **AYE** on **ROLL CALL VOTE**, except P. Lubitz, S. McNicol and L. Voronin.

**APPLICATION STATUS**

**CORRESPONDENCE**

**PRIVILEGE OF THE FLOOR**

**ADJOURNMENT**

It was moved by J. Mathieu, seconded by R. Dodds and carried to adjourn the meeting at 7:38 PM. All members present voted **AYE**.

**Respectfully submitted,**

**Diane Laudenschick, Secretary**