

MINUTES

7:30 PM

PRESENT: R. Dodds
C. Ely
L. Frank
D. Haywood
J. Mathieu
L. Riggio
M. Synchronick
L. Voronin, Alt #1

ABSENT: S. McNicol
J. Strasser

CALL TO ORDER

The meeting was called to order by L. Riggio at 7:33 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 on January 25, 2018, and has been posted in the Kingwood Township Municipal Building on January 22, 2018 and has been filed with the Municipal Clerk.

NEW AND PENDING MATTERS

NJDEP – Asking the Right Questions in Stormwater Review Training Tool

The Board viewed the above program. It ran for approximately 45 minutes.

M. Synchronick commented that all of the stormwater basins need to be inventoried. After they are inventoried, reports will have to be filed on how they are maintained and a yearly inspection log and maintenance plan will have to be developed. Those requirements may not be included in the Board's current checklist. A review of the checklist should be done to make sure the Township and the developments are in compliance.

J. Mathieu stated it has been a historical problem. It is difficult to determine who the easement holders are on those basins. It originally started with the requirement of a detention basin. The Township did not codify the requirements. The questions of who is going to maintain them has always been an issue. The Township, if they chose to monitor the basins, could bill the Homeowner's Association if there is one for the development.

M. Synchronick stated compliance with the new regulations will have to be completed before year end.

R. Dodds stated there is a whole checklist of items which determine the ones that the Township is the easement holder and the requirements. The Township does not own a lot of the basins. Most of the basins are owned by the developers and in some cases an individual owns the detention basin. The Township, at this point, may not have a solid grip on who owns them, what the management plan is and a record of the inspections that have been done over the last twenty years. The State is mandating that the Township is responsible for inspections regardless of who owns the basin.

M. Syrnick stated the Township has a printout of the regulations which contains the forms that are required to be completed. The Township should require the person who is responsible for the forms submit them each year.

R. Dodds stated, with the Bunker Hill Development, the Homeowner's Association has not been developed. If the Homeowner's Association has not been developed who is responsible for the maintenance and reporting.

C. Ely stated the retention pond is in a deed and the deed is registered in someone's name.

J. Mathieu stated the retention basin for the Bunker Hill Development has been constructed but the fence is a wreck and full of weeds. When a development is close to completion that is when the Homeowner's Association is initiated.

L. Frank stated the presentation suggested the elimination of ponds.

R. Dodds stated in future applications basins can be eliminated but the Township has to deal with the existing ones.

J. Mathieu commented the State is 100% wrong in this idea that native species must be utilized. They should be requiring plants, versions of wheat grass that can absorb the water and discharge it into the atmosphere.

R. Dodds stated the next time the professionals are present at a meeting, we can have a discussion with them.

RESOLUTIONS

RESOLUTION NO. 2018 – 05

ADOPTION OF PERIODIC RE-EXAMINATION REPORT OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS FOR THE TOWNSHIP OF KINGWOOD, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

WHEREAS, the Planning Board of the Township of Kingwood is authorized and required to conduct period re-examination of the Kingwood Township Master Plan and development regulations, and adopt by resolution a report on the findings of such periodic Re-examination of the Master Plan and development regulations, as provided in N.J.S.A. 40:55d-89; and

WHEREAS, the Planning Board did conduct a period re-examination of the Kingwood Township Master Plan and development regulations at a special public meeting held on March 20, 2018, at which time public comment, questions and review were received.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Kingwood, County of Hunterdon and State of New Jersey that the Master Plan Re-Examination Report prepared by Banisch

Associates dated March 2018 with revisions is hereby adopted on April 12, 2018 as required by N.J.S.A. 40:55D-89.

MOVED:	HAYWOOD
SECONDED:	MCNICOL
THOSE IN FAVOR:	DODDS, FRANK, MATHIEU, MCNICOL, RIGGIO, STRASSER, SYRNICK
THOSE OPPOSED:	NONE
ABSTAINED:	NONE
ABSENT:	ELY, VORONIN
INELIGIBLE:	NONE

The within memorializing resolution was adopted on the 12th day of April, 2018, by the following vote of those Board members who voted in favor of the approval:

<u>Members</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Ineligible</u>
Dodds	x				
Ely	x		x		
Frank					
Haywood	x				
Mathieu	x				
McNicol				x	
Riggio	x				
Strasser				x	
Syrnick	x				
Voronin			x		

It was moved by R. Dodds, seconded by J. Mathieu and carried to adopt **Resolution No. 2018–05 – Adoption of Periodic Re-Examination Report of the Master Plan and Development Regulations for the Township of Kingwood, County of Hunterdon and State of New Jersey.** All members present voted **AYE** on **ROLL CALL VOTE**, except C. Ely and L. Voronin, who **ABSTAINED**.

RESOLUTION NO. 2018-06

**MEMORIALIZING RESOLUTION FOR
KINGWOOD TOWNSHIP PLANNING BOARD
ADOPTING THE AMENDMENT TO THE LAND USE PLAN ELEMENT**

WHEREAS, the Kingwood Township Planning Board has been working on the revision of the existing Land Use Plan Element of the Kingwood Township Master Plan; and

WHEREAS, The Kingwood Township Planning Board held a duly noticed public hearing at its meeting on March 20, 2018 concerning the Land Use Plan Element of the Kingwood Township Master Plan; and

WHEREAS, the Board voted, after due deliberation, on a motion properly made and seconded to adopt the revised Land Use Plan Element of the Kingwood Township Master Plan prepared by Banisch Associates, dated March 2018, by a vote of 8 to 0; it is

THEREFORE RESOLVED on this 12th day of April, 2018, that the Land Use Plan Element of the Kingwood Township Master Plan, prepared by Banisch Associates, dated March 2018, with revisions discussed at the public hearing, be, and the same hereby is, adopted by the Kingwood Township Planning Board as a part of the Kingwood Township Master Plan.

MOVED:	MATHIEU
SECONDED:	DODDS
THOSE IN FAVOR:	DODDS, FRANK, MATHIEU, MCNICOL, RIGGIO, STRASSER, SYRNICK
THOSE OPPOSED:	NONE
ABSTAINED:	NONE
ABSENT:	ELY, VORONIN
INELIGIBLE:	NONE

The within memorializing resolution was adopted on the 12th day of April, 2018, by the following vote of those Board members who voted in favor of the approval:

<u>Members</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Ineligible</u>
Dodds	x				
Ely	x		x		
Frank					
Haywood	x				
Mathieu	x				
McNicol				x	
Riggio		x			
Strasser				x	
Syrnick	x				
Voronin			x		

It was moved by D. Haywood, seconded by J. Mathieu and carried to adopt **Resolution No. 2018-06 – Adopting Amendment to the Land Use Plan Element**. All members present voted **AYE** on **ROLL CALL VOTE**, except C. Ely and L. Voronin, who **ABSTAINED**.

RESOLUTION NO. 2018-07

**MEMORIALIZING RESOLUTION
FOR
KINGWOOD TOWNSHIP PLANNING BOARD ADOPTING THE AMENDED HOUSING PLAN
ELEMENT AND FAIR SHARE PLAN**

WHEREAS, the Kingwood Township Planning Board has been working on the revision of the existing Amended Housing Plan Element and Fair Share Plan of the Kingwood Township Master Plan; and

WHEREAS, The Kingwood Township Planning Board held a duly noticed public hearing at its meeting on March 20, 2018 concerning the Amended Housing Plan Element and Fair Share Plan of the Kingwood Township Master Plan; and

WHEREAS, the Board voted, after due deliberation, on a motion properly made and seconded to adopt the revised Amended Housing Plan Element and Fair Share Plan of the Kingwood Township Master Plan prepared by Banisch Associates, dated March 2018, by a vote of 8 to 0; it is.

THEREFORE RESOLVED on this 12th day of April, 2018, that the Amended Housing Plan Element and Fair Share Plan of the Kingwood Township Master Plan, prepared by Banisch Associates, dated March 2018, with revisions discussed at the public hearing, be, and the same hereby is, adopted by the Kingwood Township Planning Board as a part of the Kingwood Township Master Plan.

MOVED:	MCNICOL
SECONDED:	STRASSER
THOSE IN FAVOR:	DODDS, FRANK, MATHIEU, MCNICOL, RIGGIO, STRASSER, SYRNICK
THOSE OPPOSED:	NONE
ABSTAINED:	NONE
ABSENT:	ELY, VORONIN
INELIGIBLE:	NONE

The within memorializing resolution was adopted on the 12th day of April, 2018, by the following vote of those Board members who voted in favor of the approval:

<u>Members</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Ineligible</u>
Dodds	x				
Ely			x		
Frank	x				
Haywood	x				
Mathieu	x				
McNicol				x	
Riggio	x				
Strasser				x	
Syrnick	x				
Voronin			x		

It was moved by J. Mathieu, seconded by D. Haywood and carried to approve **Resolution No. 2018-07 – Adopting the Amended Housing Plan Element & Fair Share Plan**. All members present voted **AYE** on **ROLL CALL VOTE**, except C. Ely and L. Voronin, who **ABSTAINED**.

Approval of Minutes

It was moved by D. Haywood, seconded by C. Ely and carried to approve the minutes of March 8, 2018 and place on file with the following correction:

*It was moved by J. Mathieu, seconded by J. Strasser and carried to recommend adoption of Ordinance No. 19-03-2018 to the Township Committee. All members present voted **AYE** on **ROLL CALL VOTE**, except L. Voronin, who voted NAY. (underlined text added)*

All members present voted **AYE** on **ROLL CALL VOTE**.

It was moved by R. Dodds, seconded by J. Mathieu and carried to approve the minutes of March 20, 2018 and place on file. All members present vote **AYE** on **ROLL CALL VOTE**, except C. Ely and L. Voronin, who **ABSTAINED**.

CORRESPONDENCE

NJ Planner – January/February 2018

PRIVILEGE OF THE FLOOR

R. Dodds stated, down the road, in the next six months, the Township is going to have an applicant come before them for a subdivision for the preservation of a piece of property. The owner is requesting it be subdivided in a certain way. The Township may join the owner as an applicant in the subdivision. The property is located along Route 29. The owner would like permanent access to walk and ride horses on the property. He is currently considering creating two new 7 acre lots and have a lot consisting of 7 acres on the remaining land, which contains the house and barn. The remaining 60 acres will be deeded to the Township. The County has already approved their share of the contribution to the preservation of the property. The remainder will come from the Township's Green Acres funding.

ADJOURNMENT

It was moved by J. Mathieu, seconded by L. Voronin and carried to adjourn the meeting at 8:48 pm. All members voted **AYE**.

Respectfully submitted,

Diane Laudenschick, Secretary