

MINUTES

7:30 PM

PRESENT: T. Ciacciarelli
C. Ely
D. Haywood
S. McNicol
L. Riggio
M. Synchronick
L. Voronin
S. Harris, Alt #1
D. Pierce, Attorney

ABSENT: L. Frank
J. Mathieu
K. Kocsis, Alt #2

CALL TO ORDER

The meeting was called to order by D. Laudenbach 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 on December 19, 2019, and has been posted in the Kingwood Township Municipal Building on December 19, 2019 and has been filed with the Municipal Clerk.

NEW AND PENDING MATTERS

Re-Organization:

Nomination of Chairperson

L. Riggio was nominated by L. Voronin, seconded by S. McNicol as chairperson for 2020.

It was moved by D. Haywood, seconded by S. McNicol and carried to close the nominations for Chairperson. All members present voted **AYE** on **ROLL CALL VOTE**.

Nomination of Vice Chairperson

C. Ely was nominated by S. McNicol, seconded by T. Ciacciarelli as Vice Chairperson for 2020.

It was moved by D. Haywood, seconded by M. Synchronick and carried to close the nominations for Vice Chairperson. All members present voted **AYE** on **ROLL CALL VOTE**.

Appointment of Attorney

It was moved by S. McNicol, seconded by D. Haywood and carried to appoint Lindabury, McCormick, Estabrook, David Pierce, as attorney for the Planning Board for 2020. All members present voted **AYE** on **ROLL CALL VOTE**.

Appointment of Engineer

W. Ingram of Engineering and Land Planning Associates was present this evening to introduce himself to the Board. He stated he has represented multiple municipalities. He has done some work in the Township previously but looks forward to working on the other side of the table for the Township.

It was moved by T. Ciacciarelli, seconded by S. McNicol and carried to appoint Engineering and Land Planning Associates, Wayne Ingram, as Engineer for the Planning Board for 2020. All members present voted **AYE** on **ROLL CALL VOTE**, except D. Haywood, who voted **NAY**.

Appointment of Planner

It was moved by S. McNicol, seconded by T. Ciacciarelli and carried to appoint Banisch and Associates, David Banisch, as Planner for the Planning Board for 2020. All members present voted **AYE**.

Approval of Meeting Dates:

February 13, 2020	July 9, 2020
March 12, 2020	August 13, 2020
April 9, 2020	September 10, 2020
May14, 2020	October 8, 2020
June 11, 2020	November 12, 2020
	December 10, 2020

It was moved by S. McNicol seconded by C. Ely and carried to approve the above dates for the meetings for the Planning Board for 2020. All members presented voted **AYE**.

Designation of Newspaper (Hunterdon County Democrat/Courier News)

It was moved by S. McNicol, seconded by D. Haywood and carried to designate the Hunterdon County Democrat as the official paper of the Kingwood Township Planning Board with the Courier News as an alternate. All members present voted **AYE**.

Block 12, Lot 33 – Delia – County Road 519 – Minor Subdivision

D. Pierce stated the applicant has requested an extension of time for the Board to act as they are not prepared to move forward.

Solar Ordinance Revision

D. Pierce stated at the December Board meeting he was requested to prepare a draft form of ordinance making modifications to the existing commercial solar ordinance.

He prepared the draft ordinance with the following changes:

1. Soil erosion control, soil stabilization. All ground areas occupied by the major solar or photovoltaic energy facility or structure installation that are not utilized for access to operate and maintain the installation shall be planted and maintained with native, non-invasive shade tolerant grasses and native, non-invasive shade tolerant wildflower mix for the purpose of soil stabilization and providing forage for pollinators. A seed mixture of native, non-invasive shade tolerant grasses and native, non- invasive shade tolerant wildflower shall be specified in a landscaping plan that shall be submitted to and approved by the applicable land use board. The use of stone shall not be permitted for soil erosion control and soil stabilization. The components of this plan may be combined with the requirements of the grading and drainage Plan in §132-60A(9) below.
2. In the AR-2 Zone, the minimum lot size shall be 20 acres, and there shall be provided open lands, which shall not be occupied by any component of the major solar or photovoltaic energy facility, and shall be permanently deed restricted from further development, subject to the following regulations:
 - [1] On all tracts of land 40 acres or greater in size, or a tract or tracts of land of any size adjacent to land which has been deed restricted for farmland or open space preservation, or a tract identified as or adjacent to greenway or open space lands in the Kingwood Township Master Plan, Open Space Plan or Farmland Preservation Plan, no major solar or photovoltaic energy facility shall occupy more than 50% of the gross tract area, provided that the remaining 50% of gross tract area shall be dedicated as open lands, which shall contain a minimum of 30% of the unconstrained tract area.
 - [2] For all tracts of lands less than 40 acres in size developed for major solar or photovoltaic energy facilities, the developer shall preserve, as lands preserved for farmland use, through transfer of the development rights to Kingwood Township equal in area to the area of land dedicated to use in connection with the solar or photovoltaic energy facility. Not less than 30% of the land preserved for farmland use shall be unconstrained lands.
 - [3] Farm structures and not more than one residential farm dwelling supporting continuing farm operations on the open lands portion of the site shall be permitted; provided, however, that areas occupied by farm buildings, the residential farm dwelling, and appurtenant residential areas shall not be counted toward the open lands requirement set forth in §132-102P(1)(b)[1] and [2] above.

The Board discussed the changes briefly. It was decided that the draft ordinance should be provided to the Environmental Commission and the Open Space/Ag Committee for their review and comments.

2020 Budget Request

It was moved by C. Ely, seconded by S. McNicol and carried to request \$30,000 for the 2020 Planning Board Other Expense Budget. All members voted **AYE** on **ROLL CALL VOTE**.

Approval Minutes

It was moved by C. Ely, seconded by S. McNicol and carried to approve the minutes of December 12, 2019 and place on file. All members present voted **AYE** on **ROLL CALL VOTE**, except T. Ciacciarelli, L. Voronin and S.Harris, who **ABSTAINED**.

CORRESPONDENCE

PRIVILEGE OF THE FLOOR

ADJOURNMENT

It was moved by T. Ciacciarelli, seconded by C. Ely and carried to adjourn the meeting at 8:01 PM. All members present voted **AYE**.

Respectfully submitted,

Diane Laudenschach, Secretary