

PLANNING BOARD MEETING OF SEPTEMBER 13, 2018

MINUTES

7:30 PM

PRESENT: R. Dodds
C. Ely
D. Haywood
J. Mathieu
S. McNicol
L. Riggio
M. Syrnick
L. Voronin, Alt #1
K. Kocsis, Alt #2

ABSENT: L. Frank

CALL TO ORDER

The meeting was called to order by L. Riggio 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 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

Fill Importation – Draft Ordinance

D. Pierce stated he had prepared the draft based on the discussion from the August meeting.

R. Dodds stated he received a comment from the zoning officer that Section 75B-3B.7 calls for adherence to the requirements of Section 75B-4.

D. Pierce suggested the following language (italicized) should replace what was in the original draft:

7. *Written certification* of the laboratory analytical results demonstrating that the proposed fill material satisfies the requirements of Section 75B-4 of this ordinance;

75B-5B – replace *i.e.* with *e.g.*

PLANNING BOARD MEETING OF SEPTEMBER 13, 2018

75B-5B - Importation and use of material purchased in consumer packaging or in bulk from a retail or *wholesale* facility (e.g. mulch, sand or gravel from a home improvement center or nursery);

It was moved by J. Mathieu, seconded by C. Ely and carried to recommend introduction and adoption of the draft Importation of Fill ordinance to the Township Committee. All members present voted **AYE** on **ROLL CALL VOTE**.

APPROVAL OF MINUTES

It was moved by R. Dodds, seconded by J. Mathieu and carried to approve the minutes of August 9, 2018 and place on file. All members present voted **AYE** on **ROLL CALL VOTE**, except S. McNicol and K. Kocsis, who **ABSTAINED**.

CORRESPONDENCE

PRIVILEGE OF THE FLOOR

J. Mathieu welcomed K. Kocsis to the Board.

M. Palmquist, 26 Milltown Road – He informed the Board that he and his neighbors purchased Block 34, Lot 10.01. They are interested in doing a lot line adjustment to add the area of that lot to theirs. The lot is accessible by Picnic Grove Road.

M. Syrnick stated this matter had come before the Planning Board at one time. The Board discussed requesting the Township Committee vacate that portion of Picnic Grove Road that is accessed by Milltown Road. She stated the lot is pretty much unusable and unbuildable.

D. Pierce stated the owners would have to come before the Board for a lot line adjustment. They would have to have an engineer or surveyor prepare a plat that shows each of the existing three lots and the existing one lot. The plat would have to show the proposed divisions of the lot in addition to their three existing lots. It is a very simple matter. There is an application form that would be required to be completed. The great thing about a lot line adjustment is that there is no requirement for well testing and no public notice. The applicants would prepare their plans and submit them to the Board. If the application is deemed complete, the hearing could be heard the same evening.

R. Dodds stated if the lot line adjustment is approved it would eliminate any need for retention of Picnic Grove Road from the Milltown Road side by the Township. The Township is not considering vacating the side of Picnic Grove Road that has access from Byram Kingwood Road.

D. Pierce stated the process could be done in any sequence. The vacation of that portion of Picnic Grove Road would be done by the Township Committee and would not affect the property ownership. They would own to the center of the road releasing the public Right-of-Way to those owners. The Township, when vacating that portion of Picnic Grove Road, would have to determine if they already own to the center of the road or not. In the case that they don't own to the center of the road, the Township would have to execute a deed to those two adjacent property owners transferring it to them. He suggested the Township vacate that portion of Picnic

PLANNING BOARD MEETING OF SEPTEMBER 13, 2018

Grove Road. When the vacation is complete, there would be three lots, the Palmquist lot, the Russano lot and lot 10.01.

It was moved by R. Dodds, seconded by J. Mathieu and carried to request the Township Committee vacate that portion of Picnic Grove Road from Milltown to the northerly side of the bridge. All members present voted **AYE** on **ROLL CALL VOTE**.

ADJOURNMENT

It was moved by S. McNicol, seconded by J. Mathieu and carried to adjourn the meeting at 7:52 PM. All members present vote **AYE**.

Respectfully submitted,

Diane Laudенbach, Secretary