

April 4, 2006

Mr. Grossi called the workshop session of the Union Township Planning Board/Board of Adjustment to order at 7:05 p.m. The Sunshine Statement was read.

Members Present: Mr. Rossi, Mr. Martin, Mr. Brandt, Mr. Lukasik, Mr. Bischoff,  
Mr. Rosol, Mr. Grossi, Mr. Scott

Members Absent: Mr. Mulhall, Mr. Roth

Others Present: Robert Bogart, Carl Hintz, John Grunden, Robert O'Neil, David Mills

**Grunden: Block 29.01, Lot 24, 7 Wyckoff Drive: Reconfiguration of Net Buildable Area:** John Grunden said he would like to reconfigure his net buildable area to accommodate a pool. A construction permit had been issued on September 26, 2005. However, it was found that the pool would be too close to the house. Therefore, Mr. Grunden is requesting the reconfiguration and has submitted the required application. Mr. Grossi asked if there are other pools in the development. Mr. Bogart said there are probably eight or ten. Mr. Grunden provided calculations. Mr. Grossi asked if there were questions about the calculations. Mr. Bischoff asked Mr. Bogart if a new plat would be required. Mr. Bogart said "no". It had been determined that because of the relatively large homes on small lots it would be necessary to have a procedure set up to provide for reconfigurations. The procedure was set up by the previous Planner, Carter van Dyke, and was reviewed by his office. After Mr. van Dyke left, Mr. Bogart began reviewing calculations. Mr. Bogart said the barometer is that the net buildable area remain the same. Applicant must comply with setback requirements. Mr. Bogart also said the rear of lots in the development have easements. Mayor Rossi had a concern about the easement and whether it is beyond the setback shown on the application. Mr. Bogart said if the Board approves Mr. Grunden's request, it would be subject to checking the easement. Mr. Grunden also provided letters from three neighbors (Joseph Stankovich, 9 Wyckoff Drive, Christopher Maffie, 5 Wyckoff Drive and Alan Thompson, 49 Wyckoff Drive) stating they did not object to the proposal. Those letters and the Construction Permit were entered into the record. Mr. Grossi asked for questions from the Board. Mr. Brandt asked Mr. Grunden to indicate the location of his property to those neighbors.

Mr. Rosol made a motion to approve the application, subject to Mr. Bogart checking the easement. Mr. Scott seconded the motion.

Vote: Ayes: Mr. Rosol, Mr. Scott, Mr. Martin, Mr. Brandt, Mr. Lukasik, Mr. Bischoff,  
Mr. Grossi

Naye: Mr. Rossi

Mr. Bogart asked Mr. Scott if he should be reviewing Net Buildable Area applications. Mr. Scott said the calculations should be reviewed. The Board was in agreement. Secretary was asked to submit such applications to Mr. Bogart promptly.

**Municipal Assessment “Taking the Next Step”:** Robert O’Neil, New Jersey Water Supply Authority said Union Township has accomplished most of the recommendations in “Taking the Next Step”. Mr. O’Neil said the section pertaining to Traffic and Transportation may be of help to the Township. He said he would take any questions from the Board. Mr. Scott mentioned the Highlands Protection Act. He said the Township tried to make Ordinances that were consistent with the Highlands. However, if the Highlands Legislation were repealed, the Township would have local protection in place. Mr. Scott asked Mr. O’Neil if that reconciled with the recommendation in terms of adopting the Master Plan or an update that complies with the Highlands Act. Mr. O’Neil said “yes” at this stage. He was reluctant to recommend holding off any more assertive action. Mr. O’Neil said many municipalities are holding off because of the uncertainty about the Highlands Legislation. Mr. O’Neil said anything pertaining to the Highlands would probably be considered in the fall of this year. Mr. Bischoff asked about the Demographic Profile of the Prison Facility. Mr. O’Neil said the Prison is included and was taken from the Federal Census. Mr. O’Neil said the prisoners could be eliminated because there is a separate category for institutionalized individuals. Mr. Bischoff also asked about data on Historic Districts in the Township. Mr. O’Neil said he has data on Districts and Structures. He will provide information to Mr. Bischoff. Mr. Bischoff asked about the Map in “Taking the Next Step” that is credited to Mr. Mulhall. He had a concern about a potential conflict of interest. Mr. O’Neil said he could recreate the Map without Mr. Mulhall’s name. Mayor Rossi was unsure if there would be a conflict. Mr. O’Neil was advised to add the date the Map was prepared by Mr. Mulhall. At that time, Mr. Mulhall was serving as a Township Professional.

Mr. Grossi asked for more questions. Mr. Scott asked Mr. O’Neil if there was a particular area the Board should focus on. Mr. O’Neil said the only area he could think of would be transportation. He complimented Mr. Scott on accomplishments. Mr. Bischoff asked about prioritizing issues in Mr. O’Neil’s report. Mr. O’Neil said some issues would be appropriate for the Planning Board, some UTEC and some the Governing Body. He said some issues come with a price tag and time commitment and some do not. Mr. Bischoff complimented Mr. O’Neil on his report. Mr. O’Neil said he is available to discuss issues with the Board for another eighteen months.

Mr. Grossi asked if there was anything else the Board could do. Mr. Scott said Open Space Acquisition could be considered; however, he believes that is a Township Committee issue. Mr. Bischoff said Architectural Design and Standards could be considered. He also mentioned screening, vegetation and lighting in the Commercial District. Mr. Brandt said that Vistas had been discussed a number of years ago and he was not sure what happened. Mr. Brandt wanted to know if it might be revisited. He said that in his position at Lehigh, he often brings international students to the area and they are impressed. Mr. Scott thought it would be appropriate to include Vistas in the Open Space Plan. Mr. Grossi asked Mr. Brandt if in his mind there was a ranking about the most impressive Vistas. Mr. Brandt said there is and he would be willing to take pictures.

Mr. Bischoff shared Mr. Brandt's observations. He said while employed by Foster Wheeler, international visitors were impressed when shown around the area. Mr. Scott thought that Spruce Run Reservoir resources, i.e., fishing, hunting and passive recreation, could be implemented into the Township Recreation Plan. Mr. Grossi said that was a good thought. Mr. Bischoff thought that an Historic Preservation Element could be added to the Master Plan. Mr. Grossi said that was well stated. Mr. Rosol said when he was a UTEC member there was an Open Space Committee that consisted of two members from UTEC and two members from the Planning Board. Mr. Rosol believes that a formation of the Committee should be reconsidered. He would be willing to serve on that Committee as a member of the Board. Mayor Rossi said he believes that Atty. Jost has a list of preserved properties within the Township. Messrs. Bogart and Hintz had worked with Mr. Jost on that list as part of the Build-Out Analysis. Mr. Scott said that Block and Lot numbers should be added to that list. Mr. Scott said all Open Space should be included. Mr. Rosol said the UTEC Charter requires an Open Space Inventory and the existing information should be updated. Mr. O'Neil said he felt that a regional effort which could include Bethlehem and Lebanon Townships would be a good way to go. Mr. Bogart said an application might be coming in for the Pattenburg Quarry property.

Mr. Grossi said the above ideas should be pulled together. He said Mr. Brandt would be preparing a list of sights, scenes and vistas. A list of the properties owned by the Township will be obtained. Mr. Grossi asked Mr. Rosol to ask UTEC to appoint a member to the proposed Open Space Committee. Mr. Scott would like the Board to come up with a Plan and present it to the Township Committee, since they make the final decision about acquisition. He said, in the past, the Township Committee and other Committees had lists of potential properties for acquisition and there was a lack of cooperation among them. Mayor Rossi said several years ago UTEC compiled a list of properties they felt were desirable. It was found that most of those properties were not for sale and some were not desirable. Mr. Rossi said the Township was interested in preventing growth and sprawl. Mr. Rosol said the original statement of the Open Space Committee was that UTEC, the Planning Board, Historical Society and the Township Committee should all be involved. Mr. Bischoff agreed with Mr. Rosol. He felt it is good to have a conclusive list from which the Committee could select. Mr. Bischoff also said that originally the Open Space Committee was looking for Greenways (contiguous parcels of property). Mr. Bogart suggested that someone should drive through the Township with Mr. Martin to identify historic sites. Mr. Bogart said Mr. Martin knows more about the Township than any other living person. Mr. Grossi said information should be pulled together and it should be found out who is willing to participate with Mr. Rosol and see if there is enthusiasm to proceed. Mr. Brandt asked Mr. Hintz if he has the original information on Vistas. Mr. Hintz said he has some information.

**Public Comment/Other Discussion:** Mr. Grossi said he had heard that someone was dumping leaves from a large truck on a Charlestown Road property, just past the Gas Company. Mr. Mills said that prior to the Highlands, the owners had planned to submit an application for a landscape center. Mr. Mills will look into the matter.

**Correspondence: Lookout Pointe: Block 11, Lot 8, Rupell Road & Bank Street**  
Mr. Uhl's letter addressed the location of wells as they relate to Aquifer Testing. Mr. Bischoff said another letter was received indicating Toll has provided requested information. **Highlands Letter:** Not relevant to Union Township. **P.S. Construction: Block 22, Lot 27, 22 Race Street:** Maser Consulting and Atty. Sutphen's letters indicate that conditions of the Resolution have been met.  
**Case: Block 17, Lot 2, 2 Lakeview Lane:** Pertains to Highland's exemption determination. **MLU Center Memo Re: Local Sustainable Development Strategies.** For Board's information

**Zoning Official Comments:** Mr. Mills said a meeting will be held with the NJDEP on Thursday April 6, 2006 regarding the Myers Driveway on Perryville Road.

**Approval of Minutes:** A motion to approve the minutes of the March 7, 2006 workshop meeting was made by Mr. Rosol and seconded by Mr. Rossi.

Vote: Ayes: Mr. Rosol, Mr. Rossi, Mr. Martin, Mr. Bischoff, Mr. Grossi, Mr. Scott  
Abstain: Mr. Brandt, Mr. Lukasik

Mr. Grossi said Mr. Scott wanted to hold an Executive Session. A motion to go into Executive Session to discuss litigation was made by Mr. Scott. Mr. Rosol seconded the motion. (8:15 p.m.)

Vote: All Ayes

Board Professionals left the meeting prior to the Session. Mr. Rossi was recused by Mr. Grossi.

A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC IN  
ACCORDANCE WITH N.J.S.A. 10:A-4-12

WHEREAS, the Planning Board of the Township of Union is subject to the Open Public Meetings Act, N.J.S.A. 10:A-4-6, et Seq, and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:A-4-12, provides that an Executive Session, not open to the Public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the Planning Board of the Township of Union to discuss in a session not open to the Public certain matters related to the item authorized by N.J.S.A. 10:4-1b and designated above: Matters Relating to Litigation

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Now, therefore, be it resolved by the Planning Board of the Township of Union, assembled in Public Session on April 4, 2006, in the Union Township Municipal Building, 140 Perryville Road, Hampton, N.J. 08827, for the discussion of matters relating to the specified item designated above.

It is anticipated the deliberations conducted in closed session may be disclosed to the public upon determination by the Planning Board that the public interest will no longer be served by such confidentiality.

The Executive Session ended at 8:30 p.m

A motion to return to the regular meeting was made by Mr. Rosol and seconded by Mr. Bischoff. (8:30 p.m.)

Vote: All Ayes

A motion to adjourn was made by Mr. Rossi and seconded by Mr. Rosol. (8:30 p.m.)

Vote: All Ayes

Grace A. Kocher, Secretary