

December 17, 2009

Mr. Kirkpatrick called the regular meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m. The Sunshine Statement was read.

Members Present: Mrs. Dziubek, Mr. Taibi, Mr. Badenhausen, Mr. Nace, Mr. Kastrud,
Mr. Ford, Mr. Kirkpatrick

Members Absent: Mr. Bischoff, Mr. Walchuk, Mrs. Corcoran, Mr. Ryland

Others Present: Kevin Smith, Brian Plushanski, Lawrence Frace

Approval of Minutes: Mr. Ford made a motion to approve the minutes of the November 10th and 12th, 2009 meetings. Mrs. Dziubek seconded the motion.

Vote: Ayes: Mr. Ford, Mrs. Dziubek, Mr. Badenhausen, Mr. Nace, Mr. Kastrud
Mr. Kirkpatrick

Abstain: Mr. Taibi

MBP Group: Block 12, Lot 8.03, Charlestown Road: Issue of Completeness:

Engineer Smith recommended that the application be deemed complete. Mr. Kirkpatrick said that further information could be requested during the Hearing process, if the Board deems that necessary. Mr. Ford made a motion to deem the application complete, subject to such requirements the Board feels are necessary. Mr. Kastrud seconded the motion.

Vote: Ayes: Mr. Ford, Mr. Kastrud, Mr. Taibi, Mr. Badenhausen, Mr. Nace,
Mr. Kirkpatrick

Abstain: Mrs. Dziubek

Plushanski: GreenCycle of Hunterdon: Block 22, Lots 15 & 15.01, Frontage Road: Issue of Completeness:

Engineer Smith said the application is for a quarry license. The Planning Board is required to review the application and make a recommendation to the Township Committee regarding issuance of the license. Mr. Smith said the issue of whether a site plan application would be required was discussed at a previous meeting. Mr. Smith gave an overview of his letter dated December 12, 2009 that included Ordinance requirements for quarry licensing. Mr. Kirkpatrick said he would like to see a site plan application. He said if the site plan requirements become burdensome, applicant could seek waivers.

Mr. Plushanski addressed items in Mr. Smith's December 12, 2009 letter. He said approximately two acres of the site would be quarried. Therefore, he sought relief from providing elevation contours for the entire property. Mr. Plushanski asked about relief from obtaining a driveway permit from the NJDOT since the driveway has existed for many years. Regarding the line of sight distance, Mr. Kirkpatrick told Mr. Plushanski he could review Standards for sight distance. A photograph could be taken and provided to the Board. They could determine from that photo if the line of sight distance was adequate. Mr. Kirkpatrick said NJDOT determines whether a permit would be required.

Mr. Smith said Mr. Plushanski has approval by default, since the driveway exists. However, if there is a significant increase in traffic a permit may be required. Mr. Ford noted that a permit might be required because of the driveway's location at the crest of a hill. Mr. Kirkpatrick emphasized that the issue would have to be addressed during the site plan process and would be a condition of approval. Mr. Ford said that applicant was seeking a waiver from contour requirements for the entire site. Elevation contours would be limited to the area of disturbance.

Mr. Ford made a motion to deem the application complete granting a waiver for topographical intervals for the entire tract, but providing it for the area of disturbance at two-foot intervals. Mr. Kirkpatrick said the date the application is deemed complete shall be the date the additional information is received. Mrs. Dziubek seconded the motion.

Vote: Mr. Ford, Mrs. Dziubek, Mr. Taibi, Mr. Badenhausen, Mr. Nace,
Mr. Kastrud, Mr. Kirkpatrick

Correspondence: Pattenburg Quarry: Union Twp., Block 1.08, Lots 7 & 6, 455 County Route 614 and Bethlehem Twp., Block 12, Lot 22: NJDEP Letter dated 11/2/09 Re: Highlands Exempt Engineer Smith gave a brief overview on the status of the Quarry. Once an escrow account is established, the Township Engineer will begin monitoring the site.

Comments from the Public/Other Discussion: Frace: Block 17, Lot 7: Lawrence Frace, owner of Block 17, Lots 24, 15, 11 and 11.01, would like to purchase seven acres of farmland from his father's homestead, Block 17, Lot 7. The subject property has 10.78 acres. Mr. Frace's sister and brother own that land. Mr. Frace sought direction about creating a new lot for farming purposes (not a building lot). Access would be from County Road 579, via a fifty-foot wide right-of-way. Mr. Kirkpatrick told Mr. Frace that he should make application for a minor subdivision. He said if a home is not going to be built on the lot, Mr. Frace could ask for waivers for certain Checklist Items. Mr. Frace thanked the Board for their time.

Dates of Reorganization and First Regular Meeting: The Board decided to hold their reorganization meeting on January 14, 2010 and the first regular meeting on January 28, 2010. Meetings will be held at the Municipal Building, 140 Perryville Road, Hampton, NJ, at 7:00 p.m.

Motion to Adjourn: Mayor Dziubek made a motion to adjourn. Mrs. Corcoran seconded the motion. (7:30 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary