

October 8, 2009

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

Mr. Ford introduced Christian Kastrud. Mayor Dziubek appointed Mr. Kastrud as Alternate II at the October 7, 2009 Committee meeting.

Members Present: Mrs. Dziubek, Mr. Bischoff, Mrs. Corcoran, Mr. Badenhausen, Mr. Ryland, Mr. Nace, Mr. Kastrud, Mr. Ford

Members Absent: Mr. Walchuk, Mr. Taibi, Mr. Kirkpatrick

Others Present: Carl Hintz, Brian Plushanski

Plushanski: Block 22, Lots 15 and 15.01, Frontage Road: Brian Plushanski, owner of the approximate sixteen-acre property, apprised the Board of his proposal. Mr. Plushanski would like to re-open the shale pit on the property and open a Class B Recycling Center. Permits would be required from the County and the State for the Center. Mr. Plushanski thought it would take more than a year to obtain necessary permits. Class B includes tree stumps, pallets, construction wood, concrete, blacktop, etc. Materials would be crushed on-site and sold. Mr. Plushanski does not plan to have a building on site at this time. There are steep slopes on the site. Blasting is not planned. Equipment used for grinding materials should not create a lot of noise. Mr. Plushanski said there is a tree-recycling center in Glen Gardner and Vollers Recycling is located in North Branch. Warren Materials in Stewartsville recycles concrete and asphalt. Mr. Plushanski explained how dust would be controlled. A well would have to be drilled to facilitate control of dust. A quarry license would be required. A site plan and use variance may be required. Mr. Hintz will discuss the issue with Atty. Anderson.

Board members might want to visit the Glen Gardner, Stewartsville and/or Vollers sites. Mr. Plushanski will advise secretary, in writing, when he has cleaned up his property. A site visit might be made after that work is completed. Mr. Plushanski thanked the Board for their time.

Solar Energy Systems: Mr. Hintz gave a brief overview of the Clinton Township Ordinance. The Ordinance allows for Solar Systems for single-family and two-family homes and sets forth standards for the Systems. The Ordinance would not permit a solar panel farm. Mr. Ford said it would be appropriate to recommend to the Township Committee to pursue an Ordinance.

Mr. Badenhausen made a motion to recommend to the Committee that they enact an Ordinance that regulates solar energy systems, solar panels, solar panel rays, windmills and wind turbines. Mr. Bischoff seconded the motion.

Vote: Ayes: Mr. Badenhausen, Mr. Bischoff, Mrs. Dziubek, Mrs. Corcoran, Mr. Ryland, Mr. Nace, Mr. Kastrud, Mr. Ford

Escrow Fees for Pools, Septic System and Driveway Modifications: Mrs. Corcoran made a motion to forward Clinton Township Ordinance 988-09 to the Board Engineer for his review of the associated fees. Mrs. Dziubek seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Construction Permits: Mr. Bischoff made a motion to forward a copy of Clinton Township Ordinance 994-09 to the Board Attorney for his perusal and recommendation. Mrs. Dziubek seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Motion to Adjourn: Mr. Bischoff made a motion to adjourn. Mrs. Corcoran seconded the motion. ((8:15 p.m.))

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary