

August 27, 2015

Mr. Kirkpatrick called the meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m.

Members Present: Mr. Mazza (7:04 P.M.) Mr. Hirt, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Eschbach, Mr. Ford, Mr. Kirkpatrick

Members Absent: Mrs. Corcoran, Mr. Kastrud, Mr. Gibbons

Others Present: Atty. Jolanta Maziarz, Atty. Mark Peck

Open Public Meetings Act Notice: I would like to have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated January 29, 2015, as published in the Hunterdon County Democrat and January 28, 2015, as published in the Courier News. A copy of the Notice has also been posted on the Township Website, the Bulletin Board in the Municipal Building and a copy has been filed with the Municipal Clerk.

Approval of Minutes: Mr. Ford made a motion to approve the minutes of the July 23, 2015 meeting. Mr. Nace seconded the motion.

Vote: Ayes: Mr. Ford, Mr. Nace, Mr. Hirt, Mr. Walchuk, Mr. Ryland, Mr. Kirkpatrick

Abstain: Mr. Eschbach

Memorialization of Resolutions: Cellco Partnership d/b/a Verizon wireless: Block 13, Lot 6, 53

Frontage Road: Mr. Nace made a motion to memorialize the Resolution. Mr. Eschbach seconded the motion.

Vote: Ayes: Mr. Nace, Mr. Eschbach, Mr. Walchuk, Mr. Ryland, Mr. Ford, Mr. Kirkpatrick

Kohn/Malenchek: Block 4, Lot 2, 176 Route 173 West: Mr. Ford made a motion to memorialize the Resolution. Mr. Walchuk seconded the motion.

Vote: Ayes: Mr. Ford, Mr. Walchuk, Mr. Nace, Mr. Ryland, Mr. Eschbach, Mr. Kirkpatrick

Correspondence: Notice dated August 25, 2015 regarding Permits for Bridge improvements (Perryville Road over Grandin Stream Tributary) For Board's Information

P.S. Construction: Block 22, Lots 27.02, 27.03, 27.04, Race Street: NJDEP Notice of Permit Cancellation For Board's Information

Comments from the Public/Other Discussion:

Land Use Ordinance Changes: Atty. Maziarz commented on the Ordinance received from Atty. Jost. Mr. Kirkpatrick noted that substantive changes the Board authorized had not been incorporated in the Ordinance.

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Ms. Maziarz said Mr. Kirkpatrick should speak to the Committee about that matter. She proceeded to address concerns of the Board, including flood plains, number of principle buildings or uses permitted, home occupations and solar farm definition. Atty. Maziarz will send a letter to Atty. Jost regarding changes. She thought that multiple uses may need to be discussed with Board Planner Andrea Malcolm. Mr. Kirkpatrick concurred.

Highlands Open Space Partnership: For Board's Information. Highlands Committee to review.

Motion to Adjourn: Mr. Walchuk made a motion to adjourn. Mr. Ford seconded the motion.
(7:30 p.m.)

Vote: All Ayes

Grace A. Kocher, Secretary