

Stillwater Township Planning Board
Minutes of
November 19, 2014

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middletown, New Jersey and was called to order by Chairman Emmons at 7:32 p.m. He led the Board in the flag salute and he announced that adequate notice of this meeting had been given to the public and the press under the provisions of the "Open Public Meetings Act", N.J.S.A 10:4-1 et.seq.

Members Present: Mr. Branagan
Ms. Feenstra
Mr. Emmons
Ms. Chammings
Ms. English
Mr. van der Haeghen
Mr. Donofrio

Also Present: Mr. Morgenstern
Mr. Golden

Members Absent: Ms. Puccio
Mr. Scott
Ms. Fisher

MINUTES:

Ms. Feenstra made the motion to approve the minutes of September 17, 2014. Motion seconded by Mr. Branagan. Roll call vote to adopt the minutes:

Ms. Feenstra -Yes	Ms. Chammings-Yes
Mr. Branagan-Yes	Ms. English-Abstain
Mr. van der Haeghen-Abstain	Mr. Donofrio-Abstain
Mr. Emmons-Yes	

PUBLIC SESSION

Chairman Emmons opened the meeting up to the public at 7:35 p.m. With there being no public comment, the meeting was closed to the public.

BILLS:

Dolan & Dolan

Re: General	226.94
Re: General	118.50
Re: Franciscan Missionary	276.50
Re: Camp Nejeda	197.50

NJ Herald

Re: Notice	14.70
Re: Notice	13.80

Golden & Moran

Re: Franciscan Missionary	110.00
Re: Camp Nejeda	220.00
Re: General	55.00

Ms. Chammings made the motion to approve the bills, funds permitting. Motion seconded by Ms. Feenstra. Roll call vote:

Ms. Feenstra -Yes	Ms. Chammings-Yes
Mr. Branagan-Yes	Ms. English-Yes
Mr. van der Haeghen-Abstain	Mr. Donofrio-Yes
Mr. Emmons-Yes	

OLD/NEW BUSINESS:

#14-004 Francis Kim, Block 2602, Lot 3.01

Francis Kim was present on behalf of the application. Board Engineer Golden reviewed his report of November 14, 2014. Mr. Kim stated that he may not install the wood furnace for the pole barn at this time. The Board stated that Mr. Kim could continue with the application for both furnaces and either not install the one furnace or install it at a later time. Mr. Branagan reviewed the conditions pertaining to the operation of a Wood Furnace and the need for the signed affidavit of acknowledgment. The following was submitted and marked as an exhibit:

A-1 Wood Burning Specifications, E-3200 Classic

The Board continued to discuss the requirements of operating a Wood Furnace and the location of the furnaces. Board Attorney Morgenstern noted that he will draft any approving Resolution under the Franciscan Missionary since they are the owners of the property.

Mr. Donofrio made the motion to deem the application complete. Motion seconded by Ms. Chammings. Mr. Branagan stated that he will recuse himself as he is an adjacent property owner. Roll call vote:

Ms. Feenstra -Yes	Ms. Chammings-Yes
Ms. English-Yes	Mr. van der Haeghen-Yes
Mr. Donofrio-Yes	Mr. Emmons-Yes

Board Attorney Morgenstern reviewed the possible conditions of an approval, with the Board and the Applicant.

Mr. Donofrio made the motion to grant Conditional Use Approval and Site Plan approval, subject to the conditions outlined by Board Attorney Morgenstern this evening. Motion seconded by Ms. Feenstra. Roll call vote:

Ms. Feenstra -Yes	Ms. Chammings-Yes
Ms. English-Yes	Mr. van der Haeghen-Yes
Mr. Donofrio-Yes	Mr. Emmons-Yes

The Board agreed to waive the second reading of the Resolution at next month's meeting and adopt an approving Resolution this evening.

Chairman Emmons made the motion to adopt the Resolution this evening. Motion seconded by Mr. Donofrio. Roll call vote:

Ms. Feenstra -Yes	Ms. Chammings-Yes
Ms. English-Yes	Mr. van der Haeghen-Yes
Mr. Donofrio-Yes	Mr. Emmons-Yes

Solar Energy Systems-Commercial

Deferred for this evening.

Wind Energy Systems

Deferred for this evening.

Use of Property

Deferred for this evening.

Lot Line Adjustment

Deferred for this evening.

Lakefront Property Regulations

Deferred for this evening.

Budget-2015

The Board reviewed the prior year Budget figures and if there was any room for any reductions. Ms. Chammings stated that the CFO is encouraging a 2 percent reduction if possible, as funding grants are being cut. The Board agreed that the Professional line item could be reduced if necessary.

Mr. Branagan made the motion to recommend a budget of \$9650.00, the same as last year. Motion seconded by Chairman Emmons. Discussion on the motion: Mr. Donofrio stated that he believes there is room to cut. Roll call vote:

Ms. Feenstra -Yes	Ms. Chammings-Abstain
Ms. English-Yes	Mr. van der Haeghen-Yes
Mr. Donofrio-No	Mr. Branagan-Yes
Mr. Emmons-Yes	

Liaison Updates-Committee, Mayor, Board of Adjustment and Environmental Commission

Ms. Chammings, Committee Liaison reviewed: the Township is moving along with Phase II of the renovations to the Municipal Building; a lot was sold to a neighboring property owner; revisions were made to the number of park model campers at Mountain Shadows; a debate was had in regards to the number of domesticated animals that should be allowed; PSEG is repairing roads; a public auction was held of DPW items; bridge construction is moving along; and Vintage Tech is now accepting E-Waste.

Mr. Branagan, Environmental Commission Liaison reviewed: Surface Water Testing was done on 9 different streams and the testing for 9 different parameters; two Zoning Board of Adjustment applications were surveyed and no environmental issues were noted; fishing line receptacles were being torn down; they are working on the Annual Report; moving the shed at the Recycling Center closer to the bridge at Veterans Park; the litter sign on Old Foundry Road was knocked down; and 220 lbs of mixed rigid plastic was collected during Paulinskill River Cleanup. Ms. Chammings reviewed the pounds of other materials taken out of the River. She also stated that the Township received the Bronze Certification for Sustainable Jersey.

Board Attorney Morgenstern stated that the Zoning Board of Adjustment approved two garage applications.

Other:

Board Engineer Golden asked if the Zoning Board of Adjustment is looking to change their professionals and the Board went on to discuss Wood Burning Furnaces and if there is a way to simplify the approval process on a conditional use.

CORRESPONDENCE:

PUBLIC SESSION

No public.

ADJOURNMENT:

With there being no further business, there was a motion made and seconded to adjourn the meeting at 8:48 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
1-21-15