

**Stillwater Township Planning Board  
Minutes of  
April 15, 2015**

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middletown, New Jersey and was called to order by David 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. Emmons  
Ms. Feenstra  
Ms. English  
Ms. Chammings (arriving at 7:35 p.m.)  
Ms. Puccio  
Mr. Scott  
Mr. van der Haeghen

**Members Absent:** Mr. Branagan  
Mr. Donofrio  
Ms. Fisher

**Also Present:** Board Attorney Morgenstern  
Board Engineer Golden

**MINUTES:**

Ms. Feenstra made the motion to approve the minutes of February 18, 2015. Motion seconded by Ms. Puccio. Roll call vote to adopt the minutes:

Ms. Feenstra-Yes	Ms. English-Yes
Ms. Puccio-Yes	Mr. Scott-Abstain
Mr. van der Haeghen-Abstain	Mr. Emmons-Yes

**PUBLIC SESSION**

Chairman Emmons opened the meeting up to the public at 7:34 p.m. With there being no public comment, the meeting was closed to the public.

**BILLS:**

**Dolan & Dolan**

Re: Franciscan Missionary-Barn 2015	\$173.88
Re: General	\$240.00
Re: General	\$349.37
Re: Franciscan Missionary-Barn 2015	\$ 40.25

**Golden & Moran**

Re: General	\$ 82.50
Re: Franciscan Missionary-Barn 2015	\$ 55.00
Re: Franciscan Missionary-Barn 2015	\$385.00

**NJ Herald**

Re: Notice	\$ 23.40
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**NJPO**

Re: Mandatory Classes	\$160.00
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Mayor Scott made motion to approve the bills, funds permitting. Motion seconded by Ms. Feenstra. Roll call vote:

Ms. Feenstra-Yes	Ms. English-Yes
Ms. Puccio-Yes	Mr. Scott-Yes
Mr. van der Haeghen-Yes	Mr. Emmons-Yes

**OLD/NEW BUSINESS:**

**#15-001 Franciscan Missionary, Block 2602, Lot 3.01**

Dominick Santini, Esq. was present on behalf of the Applicant and he summarized the request for the Barn for the storage of equipment, crops, and processing of crops. Both Father Francis Kim and Michael Kolody were sworn in. Board Engineer Golden stated that he feels that there is now sufficient information to evaluate the application.

Mayor Scott made the motion to deem the application complete. Motion seconded by Chairman Emmons. Roll call vote:

Ms. Feenstra-Yes	Ms. English-Yes
Ms. Puccio-Yes	Mr. Scott-Yes
Mr. van der Haeghen-Yes	Mr. Emmons-Yes

Attorney Santini stated that Mr. Kolody has been present before the Board in the past and has been qualified as an Engineer. Ms. Chamblings arrived. Engineer Kolody went on to describe the proposed building, the location of the proposed building, the property and the existing buildings, stormwater management, and the crops to be planted. He went on to present the variances being requested

Father Kim described the various equipment that have been left outside and the product/crops that rotted because there was no place to store them when the weather got cold. He also addressed that they plan on planting fruit trees and having goats and sheep. He described his farming experience.

Ms. Chamblings questioned the amount of acreage that is wet, woodlands, and farmed. Engineer Kolody displayed a drawing, which depicted the property. Ms. Chamblings stated that she had requested a "future plan", because the proposed building is very large. Father Kim described his need for the barn. The Board continued to question the proposal. Father Kim stated that he has one box truck and a pickup truck.

The hearing was opened to the public at 8:12 p.m.

William Gold stated that he supports farming; however, he stated that a lot of the trees have been cut down and he wanted to know if there was a plan. Father Kim stated that they removed the dead trees and the trees that were in poor shape. He stated that he has ordered trees to replace the ones that were cut down. Mr. Gold stated that Stillwater has a Tree Removal Ordinance and there should be a Plan.

Henry Russo stated that he has no objection to the farming; however, he is concerned about the size of the proposed building.

Chairman Emmons asked if there was anyone else wishing to speak. With there being no further public comment, the hearing was closed to the public at 8:22 p.m.

Engineer Kolody stated that the Township should support the Right to Farm and preserve and encourage active farming. He stated that he supports it as a citizen, as an Engineer and as a Planner. He stated that he sees no detriment to the Township or the neighbors. He stated that the proposed building is set back and does not interfere with the Master Plan.

Mr. van der Haeghen and Ms. Puccio stated that there is a concern whether additional buildings would be required in the future and if there is a "Plan". Ms. Chamblings stated that the Township does have a Tree Cutting Ordinance and Father Kim stated that there is a Woodland Management Plan. The Board continued to discuss a "Long Term Plan". The Applicants agreed to submitting a "Plan" prior to the issuance of a c/o. The Board also noted that any processing of food will require Board of Health approval.

Mr. van der Haeghen made the motion to grant the variances as requested. Motion seconded by Mayor Scott. Discussion on the motion: The Board discussed the variances that are required. After a brief discussion it was agreed that a height variance will not be required. Roll call vote:

Ms. Feenstra-Yes	Ms. English-No
Ms. Puccio-Yes	Mr. Scott-Yes
Mr. van der Haeghen-Yes	Ms. Chamblings-Yes
Mr. Emmons-Yes	

Mr. van der Haeghen made the motion to grant Conditional Preliminary and Final Major Site Plan approval. Motion seconded by Mayor Scott. Discussion on the motion: Board Attorney Morgenstern reviewed the possible conditions of an approval. Engineer Kolody asked if two GIS fees are required for both applications. The Board noted that maybe they could move the one of the fees to an inspection account. Ms. Chamblings stated her concern with not having the "Long Range Plan" to review this evening. Roll call vote:

Ms. Feenstra-Yes	Ms. English-No
Ms. Puccio-Yes	Mr. Scott-Yes
Mr. van der Haeghen-Yes	Ms. Chamblings-No
Mr. Emmons-Yes	

Mr. van der Haeghen made the motion to adopt a Resolution next month. Motion seconded by Mayor Scott. Roll call vote:

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

Ms. English left at 8:53 p.m.

**Use of Property**

Board Attorney reviewed the proposed draft Ordinance.

Ms. Puccio made the motion to recommend the draft Ordinance to the Governing Body.

Motion seconded by Ms. Feenstra. Roll call vote:

- Ms. Feenstra-Yes
- Mr. Scott-Yes
- Ms. Chammings-Yes
- Ms. Puccio-Yes
- Mr. van der Haeghen-Yes
- Mr. Emmons-Yes

**Lot Line Adjustment**

The Board discussed the draft prepared by Board Attorney Morgenstern, which was slightly modified. It was also agreed to place the review of the Fee Schedule on the agenda for discussion.

Mr. van der Haeghen made the motion to recommend the draft Ordinance as discussed this evening. Motion seconded by Ms. Feenstra. Roll call vote:

- Ms. Feenstra-Yes
- Mr. Scott-Yes
- Ms. Chammings-Yes
- Ms. Puccio-Yes
- Mr. van der Haeghen-Yes
- Mr. Emmons-Yes

**Barns/Family Farms/Commercial Farms**

Deferred for this evening.

**Solar Energy Systems-Commercial**

Deferred for this evening.

**Wind Energy Systems**

Deferred for this evening.

**Lakefront Property Regulations**

Deferred for this evening.

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

Mayor Scott stated that the building renovations continue to move along and the Budget should be adopted at the next meeting

Ms. Chammings, Committee Designee, provided the Environmental Commission update : the Amphibian Crossing numbers were emailed from Mr. Branagan; the Sussex County Open Space Survey was filled out and Commission Representatives will attend the meeting; and there was discussion regarding the moving of the recycling shed. She also addressed the Sussex County Sewer Map, which Board Engineer Golden also commented on.

Board Attorney Morgenstern stated that the Zoning Board of Adjustment is scheduled to meet this month. The Board noted that the Annual Report was received and there were no recommendations or trends noted.

**ADJOURNMENT:** With there being no further business, there was a motion made and seconded to adjourn the meeting at 9:32 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary