

Stillwater Township Planning Board
Minutes of
August 16, 2017

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middletown, New Jersey and was called to order by Vice Chairman van der Haeghen at 7:33 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: Ms. Chammings
Mr. Branagan
Mr. van der Haeghen
Mr. Pierce
Mr. Donofrio

Members Absent: Mr. Morrison
Ms. Puccio

Also Present: William Haggerty, Esq.
Joseph Golden, PE

MINUTES:

Mr. Donofrio made the motion to approve the minutes of June 21, 2017. Motion seconded by Mr. Pierce. Roll call vote, to approve the minutes:

Ms. Chammings-Yes Mr. Pierce-Yes
Mr. Branagan-Yes Mr. van der Haeghen-Yes
Mr. Donofrio-Yes

PUBLIC SESSION

Mr. van der Haeghen opened the meeting up to the public. With there being no public comment, the meeting was closed to the public.

BILLS:

Golden & Moran

Re: Celtic Creations \$165.00
Re: General \$ 82.50

Dolan & Dolan

Re: General \$ 16.05
Re: General \$280.00
Re: Celtic Creations \$ 32.00
Re: Tuohy \$ 88.00

Mayor Chammings made the motion to approve the bills, funds permitting. Motion seconded by Mr. Donofrio. Roll call vote:

Ms. Chammings-Yes Mr. Pierce-Yes
Mr. Branagan-Yes Mr. van der Haeghen-Yes
Mr. Donofrio-Yes

MEMORIALIZING RESOLUTION:

#17-003 Dennis & Jeannie Tuohy, Block 2602, Lot 8.11-Completeness

Board Secretary Schemm noted that there will need to be a correction in the memorializing resolution date.

Mr. Donofrio made the motion to adopt the Resolution. Motion seconded by Mr. Pierce. Roll call vote:

Ms. Chammings-Yes Mr. Pierce-Yes
Mr. Branagan-Yes Mr. van der Haeghen-Yes
Mr. Donofrio-Yes

OLD/NEW BUSINESS:

#17-003 Dennis & Jeannie Tuohy, Block 2602, Lot 8.11

Jason Dunn, a Professional Planner, was present on behalf of the Applicant. Both Jason Dunn and Dennis Tuohy were sworn in. Mr. Tuohy went on to review their subdivision proposal. He stated that he and his family have lived in Stillwater for over 18 years. He stated that he had a serious automobile accident and they would like to construct a ranch home, so that they can remain in the area.

Mr. Dunn displayed a drawing which was marked as an Exhibit:

A-1 Colorized wetlands drawing, 30 scale, dated 8/16/17

Mr. Dunn went on to describe the proposed subdivision, the location of the wetlands and the proposed driveway. He stated that they have delineated the wetlands; however, they have not applied for an LOI. He reviewed the variances being requested. He commented on a driveway turnout and easements. He stated that test pits were taken and witnessed by the SCHED. The following were submitted and marked as Exhibits:

A-2 Two Photographs

A-3 Two Photographs

A-4 Two Photographs

A-5 Two Photographs

A-6 Two Photographs

A-7 One Photograph

The Applicants described the photographs that were taken that day. They went on to discuss the Joint Maintenance Agreement obligations. Board Attorney Haggerty commented on the sample language presented by Engineer Golden. Board Attorney Golden then provided his comments on the proposed subdivision: regarding the stormwater/drainage, the driveway, easements, and the joint maintenance agreement. Mr. Dunn commented on the lot coverage.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

Board Attorney Haggerty went on to review the variances being requested: Common Driveway, Lot Width, Side Yard Setback , and the width of the Common Driveway. He then addressed the possible conditions of an approval.

Mr. Donofrio made the motion to grant the variances as discussed and reviewed this evening, along with the granting of the subdivision. Motion seconded by Mayor Chamings. Roll call vote:

Ms. Chamings-Yes

Mr. Pierce-Yes

Mr. Branagan-Yes

Mr. van der Haeghen-Yes

Mr. Donofrio-Yes

Commercial Recreational Zone-#240-112

Deferred

Lakefront property regulations

Deferred

Barns/Family Farms/Commercial Farms

Deferred

Fee and Escrow Schedule

Deferred.

Accessory Apartments-Conditional Use

Deferred

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

Jack Branagan, Environmental Commission Liaison provided the following update: Letter sent to the DEP over the deficiencies that are occurring at Swartswood Lake; identification signs at the path at Veterans Memorial Park; ANJEC grant for signs; fishing line receptacles; and the dumping of millings. The Board continued to discuss their concerns over the Lake.

Mayor Chamings summarized the items discussed at the Township Committee Meeting: the appointment of the Construction Code Official; Bond Ordinance introduced for the parking lot; appointments to the Fire Department; the realignment of 5 points intersection; fixing Old Schoolhouse Road; bid for recycling center driveway; amended Employee Handbook; co-sign a loan for Lake Plymouth; reimbursement for grits for the winter for Crandon Lake; Bond Anticipation Note; Certified Copy Fee; FEMA Mitigation Grants; DPW generator; DOT Grant applications; fixed asset appraisal; tax liens/foreclosures; and the November ballot question in regards to open space trust funds.

Cell Towers-Spectrum Act of 2012

Board Attorney Haggerty addressed the checklist for cell tower exemptions, which was discussed by the Board. The Board reviewed the Application form that was submitted and it was agreed to recommend to the Township Committee, the form, along with a request for a reasonable review fee.

Mr. Donofrio made the motion to recommend that the Township Committee consider the Application form along with a review fee. Motion seconded by Mr. Pierce. Roll call vote:

Ms. Chammings-Abstain

Mr. Pierce-Yes

Mr. Branagan-Yes

Mr. van der Haeghen-Yes

Mr. Donofrio-Yes

PUBLIC SESSION

The meeting was opened to the public again. With there being no public comment, the meeting was closed to the public.

ADJOURNMENT: With there being no further business, there was a motion made and seconded to adjourn the meeting at 8:45 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
9/15/17-1