

Stillwater Township Planning Board
Minutes of
January 20, 2016

The reorganization and regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middletown, New Jersey and was called to order by Alfia Schemm at 7:31 p.m. She led the Board in the flag salute and she 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. Attorney Morgenstern administered the oath of office to Ms. Chammings, Mr. van der Haeghen, Mr. Scott, Ms. Fisher and Ms. Puccio.

Members Present: Mr. Emmons
Mr. Donofrio
Ms. Fisher
Ms. Chammings
Mr. Scott
Mr. Branagan
Mr. van der Haeghen
Ms. Puccio

Member Absent: Ms. English

Also Present: Attorney Morgenstern
Engineer Golden

REORGANIZATION

Election of Chairman

Attorney Morgenstern called for a nomination for Chairman. Ms. Fisher made the motion to nominate David Emmons as Chairman. Motion seconded by Ms. Puccio. Attorney Morgenstern asked if there were any other nominations. With there being no further nominations, Mayor Scott made the motion to close the nominations. Motion seconded by Ms. Chammings. Roll call vote:

Mr. Scott-Yes	Ms. Chammings-Yes
Mr. Branagan-Yes	Ms. Fisher-Yes
Mr. Donofrio-Yes	Mr. van der Haeghen-Yes
Ms. Puccio-yes	Mr. Emmons-Abstain

Election of Vice-Chairman:

Chairman Emmons then called for nominations for Vice-Chairman. Mr. Scott made the motion to nominate Karen Puccio as Vice-Chairwoman. Motion seconded by Ms. Fisher. Chairman Emmons asked if there were any other nominations. With there being no further nominations, Mr. Scott made the motion to close the nominations. Motion seconded by Ms. Chammings. Roll call vote:

Mr. Scott-Yes	Ms. Chammings-Yes
Mr. Branagan-Yes	Ms. Fisher-Yes
Mr. Donofrio-Yes	Mr. van der Haeghen-Yes
Ms. Puccio-Abstain	Mr. Emmons-Yes

Appointment of Board Professionals:

Ms. Fisher made the motion to appoint Robert Morgenstern as the Board Attorney and Joseph Golden as the Board Engineer. Motion seconded by Ms. Puccio. Roll call vote:

Mr. Scott-Yes	Ms. Chammings-Yes
Mr. Branagan-Yes	Ms. Fisher-Yes
Mr. Donofrio-Yes	Mr. van der Haeghen-Yes
Ms. Puccio-Yes	Mr. Emmons-Yes

Appointment of Board Secretary:

Chairman Emmons made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Mr. Branagan. Discussion on the motion: Mr. Scott questioned the salary. Chairman Emmons noted that it would be same as last year and any increase would be at the same percentage given to the Township employees. Roll call vote

Mr. Scott-Yes	Ms. Chammings-Yes
Mr. Branagan-Yes	Ms. Fisher-Yes
Mr. Donofrio-Yes	Mr. van der Haeghen-Yes
Ms. Puccio-Yes	Mr. Emmons-Yes

Designation of Meeting Date, Time and Place

Chairman Emmons made the motion to designate the 3rd Wednesday of the month as the Regular Agenda Meeting, at 7:30 p.m., at the Stillwater Township Municipal Building. Motion seconded by Mr. Scott. Discussion on the motion: The Board reviewed whether they wished to designate the first Wednesday of the month as a possible work meeting. After a brief discussion it was agreed to only designate the third Wednesday of the month at this time. Roll call vote:

- Mr. Scott-Yes
- Mr. Branagan-Yes
- Mr. Donofrio-Yes
- Ms. Puccio-Yes
- Ms. Chammings-Yes
- Ms. Fisher-Yes
- Mr. van der Haeghen-Yes
- Mr. Emmons-Yes

Designation of the Official Newspaper

Chairman Emmons made the motion to designate the NJ HERALD and the SUNDAY NJ HERALD as the Official Newspapers. Motion seconded by Ms. Fisher. Roll call vote:

- Mr. Scott-Yes
- Mr. Branagan-Yes
- Mr. Donofrio-Yes
- Ms. Puccio-Yes
- Ms. Chammings-Yes
- Ms. Fisher-Yes
- Mr. van der Haeghen-Yes
- Mr. Emmons-Yes

MINUTES:

Mr. Donofrio made the motion to approve the minutes of November 18, 2015. Motion seconded by Ms. Chammings. Discussion on the motion: Chairman Emmons noted a spelling correction. Roll call vote to adopt the minutes, as amended:

- Mr. Scott-Abstain
- Mr. Branagan-Abstain
- Mr. Donofrio-Yes
- Ms. Puccio-Yes
- Ms. Chammings-Yes
- Ms. Fisher-Abstain
- Mr. van der Haeghen-Yes
- Mr. Emmons-Yes

PUBLIC SESSION

Chairman Emmons opened the meeting up to the public. With there being no public comment, the meeting was closed to the public.

BILLS:

Dolan & Dolan

- Re: General \$120.75
- Re: Celtic Creations \$241.50
- Re: Celtic Creations \$438.15
- Re: General \$241.50

Golden & Moran

- Re: Celtic Creations \$110.00
- Re: Celtic Creations \$220.00

NJPO

- Re: Dues \$185.00

Mr. Scott made the motion to approve the bills, funds permitting. Motion seconded by Chairman Emmons. Roll call vote:

- Mr. Scott-Yes
- Mr. Branagan-Yes
- Mr. Donofrio-Yes
- Ms. Puccio-Yes
- Ms. Chammings-Yes
- Ms. Fisher-Yes
- Mr. van der Haeghen-Yes
- Mr. Emmons-Yes

MEMORIALIZING RESOLUTIONS:

#15-002 Celtic Creations, LLC., Block 2301, Lot 12-Site Plan Waiver

Board Engineer Golden questioned whether the latest drainage issue has been addressed. The Board then went on to discuss the drainage pipe/ditch and the retaining wall that has been constructed. The Board reviewed what was agreed upon at the Board's November meeting. It was noted that the Applicant may have to come back in the future to address parking. The Board went on to discuss the issues and whether they should request that the Applicant come back to the Board to discuss the new issues and the modifications made pertaining to the Site Plan Waiver that was granted, prior to adopting the Resolution.

Mr. Donofrio made the motion to defer the adoption of the Resolution and to have Zoning Officer Fisher send a letter to the Applicant, requesting that they attend the next Planning Board Meeting of February 17, 2016. Motion seconded by Ms. Chammings.

Discussion on the motion: the Board continued to discuss the issues and the drainage.

Roll call vote:

Mr. Scott-Abstain	Ms. Chammings-Yes
Mr. Branagan-Abstain	Ms. Fisher-Abstain
Mr. Donofrio-Yes	Mr. van der Haeghen-Abstain
Ms. Puccio-Yes	Mr. Emmons-Yes

OLD/NEW BUSINESS:

Solar Energy Systems-Commercial

Deferred for this evening.

Wind Energy Systems

Deferred for this evening.

Wood Burning Furnaces

Deferred for this evening.

Lakefront Property Regulations

Deferred for this evening.

Barns/Family Farms/Commercial Farms

Deferred for this evening

Fees and Escrow Schedule

The Board discussed the adequacy of the present fees and escrows. Board Secretary Schemm recommended that the Board review the Fee and Escrow Schedule, as the present escrow amounts, don't always cover the expenses of the Board Professionals. Board Engineer Golden stated that he can provide the Board with some information. The Board also asked that Board Secretary Schemm provide some recommendations.

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

Mr. Scott, Mayor Designee, and Ms. Chammings, Committee Designee stated that the Township is considering a Land Use Board and they are asking that the Planning Board and Zoning Board Members attend the February 2nd Township Committee meeting to discuss the matter at 6 p.m. Ms. Fisher reviewed the benefits of a Land Use Board. The Board discussed the lack of business and the pros and cons of a Land Use Board. Mr. Donofrio stated that he cannot attend the joint meeting on February 2nd; however, he noted that he supports a Land Use Board. Ms. Chammings also noted that Ms. Wunder has resigned as the Zoning Board of Adjustment Secretary and Ms. Schemm has expressed an interest in filling the position.

Mr. Scott, Mayor Designee, stated that the interior Municipal Building is almost complete and they are continuing to work on the parking lot.

Ms. Chammings stated that the Township has a Qualifying Purchasing Agent and an Ordinance was introduced to amend the Fire Department Ordinance. She stated that the new Mayor is Mr. Fisher and the Deputy Mayor is Mr. Scott. She stated that Gypsy Moth spraying will be done in the Spring. She also stated that the Environmental Commission budget has been amended to add the Green Team line item.

Jack Branagan, Environmental Commission Liaison, reported: Planting in the Spring of approximately 160 trees along the Paulinskill River using the PSEG grant and that students will also help plant; they are working on updating their newsletter; the Annual Report has been completed and sent to the Township Committee; and he stated that they will be applying for an ANJEC grant for Trail Restoration. He also updated the Board on a personal issue. He stated that he recently had four stents placed in his heart and he would recommended a Calcium Scan for anyone concerned about heart health. Board Engineer Golden stated that he can provide Mr. Branagan with some plant information. Ms. Fisher also announced that the Gypsy Moth Spraying Presentation will be held at the March 15th meeting

Ms. Fisher and Board Attorney Morgenstern stated that they have no Zoning Board of Adjustment update.

CORRESPONDENCE: None

ADJOURNMENT:

With there being no further business, there was a motion made and seconded to adjourn the meeting. In a voice vote, all were in favor at 9:12 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
2/11/16