

**Stillwater Township Planning Board
Minutes of
February 15, 2017**

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middleville, New Jersey and was called to order by Chairwoman Puccio 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.

Members Present: Mr. Donofrio (arriving at 7:34 p.m.)
Ms. Chammings
Mr. Branagan
Mr. van der Haeghen
Ms. Puccio
Mr. Pierce
Mr. Morrison

Also Present: Board Attorney Haggerty
Board Engineer Golden

MINUTES:

Mr. Donofrio arrived. Mayor Chammings made the motion to approve the minutes of January 18, 2017. Motion seconded by Mr. Morrison. Discussion on the motion: Mr. Branagan noted an error where the minutes reflect that Attorney Morgenstern was present, instead of Attorney Haggerty. Roll call vote, to approve the minutes as amended:

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

PUBLIC SESSION

Chairwoman Puccio opened the meeting up to the public. With there being no public comment, the meeting was closed to the public.

BILLS:

	Golden & Moran	
Re: Fairview Lake		\$220.00
Re: Voris		\$495.00
Re: Geraci		\$ 55.00
	NJ Herald	
Re: Notices		\$ 26.40
	Dolan & Dolan	
Re: General		\$ 296.05
Re: Geraci		\$232.00
Re: Wings Adventure		\$ 40.00

Mr. Morrison made the motion to approve the bills, funds permitting. Motion seconded by Mr. Branagan. Roll call vote:

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

MEMORIALIZING RESOLUTION:

#16-004 Joseph & Rachel Geraci-Minor Subdivision

Board Attorney Haggerty reviewed the revised draft that was distributed. He stated that deeds will need to be approved by the Board.

Mr. van der Haeghen made the motion to adopt the Resolution as distributed. Motion seconded by Mr. Pierce. Roll call vote:

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

OLD/NEW BUSINESS:

#17-001 Dean & Albina Voris, Block 3206, Lot 6

Dean Voris was sworn in and he stated that they recently purchased the subject site and they are proposing to restore the General Store. He stated that the proposed handicap

access and bathroom facilities are needed to satisfy the Post Office and the Board of Health. Board Attorney Haggerty distributed a review letter dated today. Board Engineer Golden asked if the Board wished to address completeness first and he went on to comment on his review letter dated February 12, 2017, the Township Ordinance, deficiencies/conflicts in the submission, and possible waivers. The Board then went on to review the completeness items that were outlined in the review letter. Mr. Voris provided some additional documents for the Board's consideration and he stated that the second floor will be used for storage. Board Engineer Golden stated that he was not able to prepare a full review letter because he could not fully evaluate the application as submitted. The Board and the Applicant continued to discuss: the submission, what may have been reviewed by the Zoning Officer (one lot vs. two lots), and what additional information may be needed, at great length.

Mr. Donofrio made the motion to carry this matter to next month, so that additional information on setbacks and impervious coverage, can be submitted. Motion seconded by Mr. Morrison. Discussion on the motion: The Board discussed whether they were going to determine completeness, this evening. The motion was clarified to deem the application incomplete and request the additional information. Board Engineer Golden stated that it his responsibility to identify the requirements in the Township Ordinance and the Board can grant waivers or variances. The Board continued to discuss the options available. Mr. Donofrio stated that he can withdraw his motion and the Board can deem the application complete and still require the additional information. After continued discussion, Board Engineer Golden stated that another option may be to grant a Site Plan Waiver, if the Board finds that the proposal is de minimis and that the Zoning Officer has determined that the proposal meets the Township zoning. Mr. Donofrio withdrew his motion.

Mr. Donofrio made the motion to determine that the proposal is de minimis and to grant a Site Plan Waiver. Motion seconded by Mr. van der Haeghen. Roll call vote:

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

There was no public comment.

The Board thanked Mr. Voris for his patience. Mayor Chammings stated that the Board is in the process of trying to tighten up and balance the review procedure while still trying to serve the Residents. The Board continued to discuss the proposal.

Mr. Donofrio granted a waiver, from the requirement for an adopted Resolution, to obtain building permits. Motion seconded by Mr. van der Haeghen. Roll call vote:

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

#17-002 Wings Adventure, Block 801, Lot 2

Janet Lucas, Esq. was present on behalf of the Applicant. The Board discussed the prior history of the application, the approval that was granted, and the prior extension request. The Board also discussed whether anything has changed since the last time an extension was granted. Attorney Lucas stated that they are requesting a three year extension due to the economic conditions. The Board also discussed the status of the Green Acres letter that was received a while ago. Attorney Lucas stated that they are still pursuing an approval and the issues were discussed.

There was no public comment.

Mayor Chammings made a motion to grant the requested three year extension. Motion seconded by Mr. Morrison. Roll call vote:

- Mr. Morrison-Yes
- Mr. Branagan-No
- Mr. Donofrio-Yes
- Ms. Puccio-Yes
- Ms. Chammings-Yes
- Mr. Pierce-Yes
- Mr. van der Haeghen-Yes

Other:

Chairwoman Puccio stated that the subcommittee is making a recommendation that the

Board appoint William Haggerty as the Board Attorney for the remainder of this year.

Mr. Morrison made the motion to appoint William Haggerty as the Board Attorney for the remainder of the year. Motion seconded by Mayor Chammings. Roll call vote:

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

Lakefront property regulations

Deferred

Barns/Family Farms/Commercial Farms

Deferred

Accessory Apartments-Conditional Use

The Board agreed that this may be one of the easier topics to address and the Board discussed the bath tub prohibition and the requirement for apartment size appliances. Board Attorney Haggerty stated that the Board may also want to consider a caretaker provision and he stated that he can prepare something for the Board to consider.

Fee and Escrow Schedule

Deferred

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

Mayor Chammings reviewed the following items that were discussed at the Township Committee meeting : the budgeting; the fire department; and the approved site plan for Celtic Creations and several concerns were raised. The Board went on to discuss the review procedure. The millings were also discussed. It was agreed to request a separate inspection escrow from the Applicant to allow for review and site inspections.

Mr. van der Haeghen, Zoning Board of Adjustment Liaison, stated that the North Shore House Resolution was adopted and Attorney Haggerty was appointed as the Board Attorney at the January meeting.

Mr. Branagan, Environmental Liaison, stated that he has no report, as the Environmental Commission has not met yet this month due to the holiday.

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 10:10 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
3/21/17