

Stillwater Township Planning Board
Minutes of
February 17, 2016

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middleville, New Jersey and was called to order by Chairman David Emmons at 7:30 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
Mr. Donofrio
Ms. Chammings
Mr. Scott
Mr. Branagan
Mr. van der Haeghen
Ms. Puccio
Ms. English

Member Absent: Ms. Fisher

Also Present: Board Attorney Morgenstern
Board Engineer Golden

MINUTES:

Mr. Scott made the motion to approve the minutes of January 20, 2016. Motion seconded by Mr. Branagan. Roll call vote to adopt the minutes:

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

PUBLIC SESSION

Chairman Emmons opened the meeting up to the public at 7:32 p.m. With there being no public comment, the meeting was closed to the public at 7:32 p.m.

BILLS:

	Dolan & Dolan	
Re: General		\$ 90.10
Re: General		\$246.00
	NJ Herald	
Re: Notice		\$ 14.40

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

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

OLD/NEW BUSINESS:

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

George Gloede was present on behalf of the Applicant and he was sworn in. He reviewed the revised plans of February 15, 2016, which address the retaining wall. He displayed and described some photographs that depict the retaining wall and the neighboring property. He also stated that the revised plan depicts a post and rail fence being proposed on the property line. Mr. Scott stated that they are planning to put a camera down the pipe found on the property, to determine where the pipe ends. Engineer Gloede stated that the proposed vinyl fence will be placed on the top of the retaining wall and the proposed arborvitaes will be planted in front of the fence on the neighbor's side. He stated that in speaking with the neighbor, the neighbor is pleased with the improvements made so far. He apologized for bringing the revised plans to the meeting this evening; however, his wife had been ill and passed away last week. The Board offered their condolences. He continued to describe the retaining wall, the proposed vinyl fence and landscaping, and the neighbor's driveway, with the Board. The following photographs were marked as Exhibits:

- A-1 Photograph of the rear of subject property showing the retaining wall
- A-2 Photograph of van der Haeghen driveway

- A-3 Photograph from the van der Haeghen property and the retaining wall
- A-4 Photograph of the back of the subject property
- A-5 Photograph of the Septic Bed

Mr. van der Haeghen recused himself and sat in the audience. The Board continued to review the proposal.

Chairman Emmons opened the hearing to the public at 7:45 p.m.

Mr. van der Haeghen stated that he spoke with his mother and she is satisfied with what has been done and she would prefer to have the plantings on their side of the property.

Chairman Emmons asked if there was anyone else in the public wishing to speak. With there being no further public comment, the hearing was closed to the public at 7:46 p.m.

The Board continued to discuss the proposal and Mr. Scott stated that the Township will research the pipe. Board Engineer Golden stated his concern that the application was filed as a site plan waiver and the proposal has gone beyond a site plan waiver. In his opinion he feels that the application should be converted to a site plan application with the necessary fees and escrow, so that the Board can get the necessary dimensional information. Board Attorney Morgenstern stated that the Board can convert the application to a site plan, with the necessary fees and escrows. Engineer Gloede stated that they can provide an as built.

Peter Kalafut was sworn in and he stated that he is the project manager and he reviewed some of the dimensions with the Board. He stated that they may be able to get the surveyor to provide as-built information.

Engineer Gloede stated that he was not aware that the retaining wall was being installed as it was installed by the Contractor due to the grades. The Board reviewed again that the arborvitaes will be planted on the neighbor's property, which will screen the retaining wall and the fence. The Board continued to discuss the amendments to the plans. Board Attorney Morgenstern stated that the Applicant can amend their site plan waiver application to a site plan application and that it should include everything that has already been done and what is being proposed. Board Engineer Gloede asked what needs to be submitted. Board Engineer Golden stated that the Board should receive a completed application and a drawing that contains all of the necessary information for a review. Board Secretary Schemm asked if the application would be considered a minor site plan. Board Engineer Golden stated that he feels that it would fall under a minor site plan.

Mr. Scott made the motion to approve the minor site plan with conditions, with a memorializing resolution to be adopted at next month's meeting. Discussion on the motion: The Board continued to discuss the proposal. Motion seconded by Chairman Emmons. Roll call vote:

- | | |
|------------------|---------------------|
| Mr. Scott-Yes | Ms. Chammings-Yes |
| Mr. Branagan-Yes | Ms. English-Abstain |
| Mr. Donofrio-Yes | Ms. Puccio-Yes |
| Mr. Emmons-Yes | |

The Board reviewed the Board Members eligible to vote on the matter. Mr. van der Haeghen resumed his position on the Board

#16-001 Fairview Lake, Block 2501, Lot 29-Site Plan Waiver

Darren Phil was sworn in and he stated that he is present on behalf of the Applicant. He reviewed that they are proposing to demolish a cabin and construct a new 2 story dwelling which will house year round staff. He presented a Master Plan drawing of the entire site. The Board reviewed the proposal. Board Attorney Morgenstern clarified that the Applicant is the Metropolitan YMCA of the Oranges.

Mr. Scott made the motion to grant the waiver of site plan. Motion seconded by Ms. Puccio. Roll call vote:

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

#16-002 Noelle Schmidt Block 3303, Lot 2.03

Noelle Schmidt was sworn in and she presented her proposal to construct a 4 stall barn. She stated that her existing barn is very close to a stream and pond. She stated that the proposed barn would be constructed at a higher elevation and would be for her horses. She questioned the need for a seepage pit as she is concerned about keeping her pastures moist. Board Engineer Golden stated that he would agree to a rain barrel instead of a seepage pit. The Board and the Applicant reviewed the various rain barrels available.

Mr. Scott made the motion to grant the waiver of site plan. Motion seconded by Chairman Emmons. Roll call vote:

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

Chairman Emmons stated his concern over getting applications at the last minute. The Board discussed the procedure and the site plan waiver process. Ms. Puccio stated that at the educational class it was noted that Board Members are encouraged to perform site visits.

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

Deferred for this evening .

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

Mr. Scott, Mayor Designee asked the Board for their feedback/input in regards to a Land Use Board. The Board discussed the pros and cons, advantages and disadvantages, of a Land Use Board. It was noted that at the joint meeting, the Zoning Board of Adjustment was represented, and they were not in favor of a Land Use Board.

Ms. Chammings, Committee Designee reported on: the Township passed a Resolution to purchase a Tanker for the Stillwater Volunteer Fire Department. She stated that at the Township Meeting there was discussion regarding a Land Use Board, use of the utility truck, the bays at the Town Hall and the shredding of documents.

Jack Branagan, Environmental Commission Liaison, reported on: the amphibian crossing; a letter being sent out to discuss the items to be recycled and not recycled; and the burning of furniture in a barrel, to keep warm, at the recycling center.

Board Secretary Schemm distributed the Zoning Board of Adjustment Annual Report and Fee Ordinance information.

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 9:39 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary

3/10/16