

Stillwater Township Planning Board
Minutes of
September 21, 2016

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middletown, New Jersey. Chairwoman Puccio called the meeting to order at 7:30 p.m. She led the Board in the flag salute and 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
Ms. Chammings
Mr. van der Haeghen
Mr. Scott
Ms. Puccio
Mr. Branagan

Members Excused: Ms. Fisher

MINUTES:

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

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

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:

Dolan & Dolan

Re: General \$313.24

Mr. Scott made the motion to approve the bill, funds permitting. Motion seconded by Mr. van der Haeghen. Roll call vote:

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

OLD/NEW BUSINESS:

#16-003 Sandra Hryhor, Block 3101, Lot 34.04-Conditional Use

Ms. Chammings recused herself as she is an adjacent property owner. John Hryhor was sworn in and he reviewed the residents who will reside in the house. Board Attorney Morgenstern reviewed that there was a house fire and the house was rebuilt with an accessory apartment. He reviewed the conditions of the conditional use, which was discussed with the Board and the Applicant. He stated that the Applicants will have to sign an agreement as per the conditional use. Mr. Hryhor stated his frustration with the process stating that they built the house that the Township approved. .

Mr. Scott made the motion to grant conditional use approval. Motion seconded by Mr. van der Haeghen. Roll call vote:

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

Chairwoman Puccio did note that the application fee was waived by the Township Committee

Mr. Donofrio made the motion to make the approval effective this evening, as per tonight's discussion, and to adopt the Resolution. Motion seconded by Mr. Scott. Roll call vote:

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

Ms. Chammings resumed her position on the Board.

Affordable Housing

The Board reviewed the status of the Affordable Housing matter and it was noted that the Board may have to hold a Master Plan public hearing once the Plan is completed.

Status of Conditions

The Board discussed the status of the open condition for the Schmidt application and the compliance procedure. It was agreed that the Board Secretary should email the Applicants that have not complied with their Resolutions.

Mr. Scott made the motion to have the Board Secretary email non compliant Applicants asking that they comply with outstanding Resolution conditions, by October 12, 2016, otherwise they will be required to come back to the Board. Motion seconded by Mr. Donofrio. Roll call vote:

Ms. Chamblings-Yes	Mr. Scott-Yes
Mr. Donofrio-Yes	Mr. van der Haeghen-Yes
Ms. Puccio-Yes	Mr. Branagan-Yes

Budget 2017

The Board agreed that they should review the budget information and to place it on the agenda for next month.

Fees and Escrow Schedule

The Board discussed the matter and agreed to review the matter in the future.

Solar Energy Systems-Commercial

The Board agreed to remove this item from the Agenda.

Wind Energy Systems

The Board agreed to remove this item from the Agenda.

Wood Burning Furnaces

The Board agreed to remove this item from the Agenda.

Lakefront Property Regulations

Deferred for this evening.

Barns/Family Farms/Commercial Farms

Deferred for this evening

Accessory Apartments-Conditional Use

It was agreed to place this matter on the agenda for the Board to review.

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

Mr. Scott and Ms. Chamblings updated the Board on the matters discussed at last night's Township Committee meeting: bonding for tractor; waiving of fees for the Hryhor application; Engineer to review the garage support beams; budgeting to perform speed study for a number of roads; donation of land; tax sale certificate; bear hunting; and motor vehicle authorization. The Board also discussed obtaining Township ID's.

Board Secretary Schemm stated that the Zoning Board of Adjustment is expecting an application for next month. Ms. Chamblings stated that she is excited about the of the renovation of the General Store and she gave her condolences on the passing of Mr. van der Haeghen's grandmother.

Mr. Branagan provided an update from the Environmental Commission: 4 Chestnut Trees planted; the cutting /eradication of barberry; applying for a Governor Excellence Award; the sign for the recycling shed at Veterans Park was approved; water testing at 10 different sites in October; Animal Waste Management program; and a do's and don'ts sign for the recycling center. A new Member was also appointed to the Environmental Commission.

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 9:06 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
10/13/16