

**Minutes Open Session
Allamuchy Land Use Board – February 1, 2017**

The Allamuchy Township Land Use Board held a special/reorganization meeting on Wednesday, February 1, 2017 at the Municipal Building. The meeting was called to order at 7:33 p.m., by Board Secretary Schemm and she led the Board in the Pledge of Allegiance.

STATEMENT: Board Secretary Alfia Schemm announced that adequate notice for this meeting has been provided according to the “Open Public Meetings Act.”

SWEARING IN: Attorney Gibbons administered the oath of office to Elliott Koppel.

ROLL CALL:

PRESENT: Cristianna Gibbs, Elliott Koppel, Clara Bajc, Scott Churchill, and Keith DeTombeur

ABSENT: Jeff McDonnell, David Berkenbush, Charles Zukoski, and James Cote

ALSO PRESENT: Attorney Clifford Gibbons, Engineer/Planner Sterbenz, and Board Secretary Schemm.

REORGANIZATION:

Election of Chairperson

Secretary Schemm called for nominations for Chairperson. Mr. Churchill nominated Cristianna Gibbs for Chairperson. Motion seconded by Ms. Bajc. With there being no other nominations, a roll call was taken and all were in favor of the nomination of Ms. Gibbs as Chairperson.

Election of Vice-Chairperson

Chairwoman Gibbs called for nominations for Vice-Chairperson. Mayor DeTombeur made the motion to nominate Ms. Bajc as Vice Chairperson. Motion seconded by Mr. Koppel. In a roll call vote, all were in favor of the nomination of Ms. Bajc as Vice-Chairperson.

Appointment of Board Professionals-Adoption of the Resolution

Mr. Churchill made the motion to appoint Roger Thomas, Esq., Dolan and Dolan, as the Board Attorney and to appoint Paul Sterbenz, Maser Consulting, as the Board Engineer and Board Planner. Motion seconded by Ms. Bajc. In a roll call vote, all were in favor.

Appointment of Board Secretary:

Ms. Bajc made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Mayor DeTombeur. In a roll call vote, all were in favor.

Designation of Meeting Dates, Time and Place:

Chairwoman Gibbs noted the November date is a conflict and that the Board would have to revisit that issue as the Board gets closer to that date.

Mayor DeTombeur made the motion to motion to designate the meeting dates as the fourth Thursday of the month, convening at 7:30 p.m., at the Allamuchy Township Municipal Building, Alphano Road, Allamuchy, NJ. Motion seconded by Mr. Churchill. In a roll call vote, all were in favor.

Designation of Official Newspaper:

Mayor DeTombour made the motion to designate the Official Newspaper as the Daily Record and the Daily Record and the Express Times as the newspapers to receive notice pursuant to the Open Public Meetings act, same as the Governing Body. Motion seconded by Ms. Bajc. In a roll call vote, all were in favor.

ANNOUNCEMENTS:

Chairwoman Gibbs stated that she has no announcements for this evening.

OPEN TO THE PUBLIC:

Chairwoman Gibbs opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public.

NEW BUSINESS:

**#16-002 Baker Residential Limited Partnership, Village VI
Amended Preliminary & Final Major Subdivision and Site Plan
Mountain Ridge at Panther Valley**

Meryl Goncher, Esq., was present on behalf of the Applicant. She briefly reviewed: the history of the project; the proposed design modifications to some of the townhouses; the re-location of some of the units; and the substitution of open space. She stated that they are also requesting relief from Section 35/36.

John W. Dolan, Vice President, was sworn in and he reviewed his position with Baker Residential. He then went on to review the proposed modifications to the design of the townhouse units, the redesign of the land plan, and the substitution of open space. Mr. Churchill asked if the public concerns raised at the Concept Meeting have been addressed. Mr. Dolan stated that the concerns have been addressed. Mayor DeTombour asked about the configuration of the units, which was addressed by Mr. Dolan.

The hearing was then opened to the public for questions of Mr. Dolan.

Charles Fineran, Chairman of the Environmental Commission, questioned the quality of the negotiated conservation/open space land, that was to be preserved. He also questioned construction on the Ridge, which was discussed with the Board and the Applicant.

With there being no further public questions of Mr. Dolan, the hearing was closed to the public.

Charles Thomas Jr. was then sworn in and he provided his credentials/qualifications. Chairwoman Gibbs stated that in her employment, she has professional interactions with Mr. Thomas's firm, but she does not feel there is a conflict. Attorney Gibbons stated that he sees no conflict and there were no objections from the Applicants. Mr. Thomas was recognized in the field of Engineering/Planning. The following were submitted and marked as Exhibits:

- A-1 Mountain Ridge at PV approved plan overall site, dated 11-9-11
- A-2 Mountain Ridge at PV approved plan
- A-3 Proposed Plan for Mountain Ridge, dated 2-1-17

Mr. Thomas went on to address what was approved and what is being proposed. He also reviewed the Section 35/36 relief that is being requested and the swap of open space. The Board discussed the viewscape. Mr. Thomas marked up Exhibit A-1 to depict the proposed swap of open space. The Board discussed the elevations and what will be seen. The Applicants stated that they have no issues with any of the comments listed in the January 25, 2017 report of Board Engineer Sterbenz. Chairwoman Gibbs questioned the disturbance of critical slopes and the detention basin, which was reviewed by Board Engineer Sterbenz. Board Engineer Sterbenz stated his concern with the design of the detention basin. He also addressed the design of a section/portion of Mallard Drive and some additional steep slopes that could possibly be put into open space. It was suggested that perhaps the Environmental Commission could be included in the conservation/open space discussion. Mr. Churchill asked if the Applicant would consider doing a Traffic Study, so that it could be determined, if additional stop signs are going to be needed. Attorney Goncher stated that a Traffic Study was done, when the project was approved. Board Engineer Sterbenz stated that maybe the Applicant can obtain some traffic counts, as a baseline. Attorney Goncher confirmed that they are not requesting any additional housing units.

The hearing was opened to the public for questions of Mr. Thomas.

Royal Nadeau questioned what was approved vs. what is being proposed.

Manny Quinoa questioned the accuracy of the Traffic Study that was done and the sight distances.

Ellen Nadeau asked what plans are in place to save the trees on the Ridge, which was addressed by the Applicants. Board Engineer Sterbenz stated that a snow fence should be put up to eliminate the unnecessary clearing of trees. The issue was discussed with the Board and the Applicant.

Rich Evans questioned the location of the Affordable Housing Units.

With there being no further questions, the hearing was closed to the public.

David Stuart was sworn in and he provided his qualifications as an Architect.

The Board took a brief recess at 9:31 p.m. The regular meeting resumed at 9:34 p.m.

Mr. Stuart submitted the following, which was marked as an Exhibit:

A-4 Plan of 6 Unit Building

He went on to describe the proposed unit and building materials that will be used. The following was submitted and marked as an Exhibit:

A-5 Plan of 6 Unit Building- Floor Plan-2nd Floor

He described the 2nd floor layout of the 6 Unit Building. The following was submitted and marked as an Exhibit:

A-6 Plan of 6 Unit Building Floor Plan-1st Floor.

He then went on to describe 1st floor layout of the 6 Unit Building. The following was submitted and marked as an Exhibit:

A-7 Plan of 6 Unit Building Floor Plan-Basement Level

He described the Basement level layout of the 6 Unit Building. The following was submitted and marked as an Exhibit:

A-8 Plan of 4 Unit Building

He went on to describe the proposed 4 Unit Building and the building materials that will be used. The following was submitted and marked as an Exhibit:

A-9 Plan of 4 Unit Building Floor Plan-2nd Floor

He described the 2nd floor layout of the 4 Unit Building. The following was submitted and marked as an Exhibit:

A-10 Plan of 4 Unit Building Floor Plan-1st Floor

He went on to describe the 1st floor layout of the 4 Unit Building. The following was submitted and marked as an Exhibit:

A-11 Plan of 2 Unit Building

A-12 Plan of 2 Unit Building-Floor Plans 1st and 2nd Floor

He described the 2 Unit Building and 1st and 2nd Floor layouts of the 2 Unit building. He then addressed the Affordable Housing Units.

The hearing was opened to the public for questions of Mr. Stuart. With there being no public comments, the hearing was closed to the public.

Attorney Goncher stated that she does not have anything else to present this evening. Board Engineer Sterbenz stated that revised plans will need to be submitted to address the comments in his report. The Board then went on to discuss the scheduling of another hearing. It was agreed to carry this matter to the Board's February 23rd meeting, so that the agenda items can be reviewed by the Board. A special meeting will be considered for March 30th, if needed.

Attorney Gibbons announced that this matter is being carried to the Board's February 23rd meeting, without further public notice.

ADJOURNMENT:

In a motion made and seconded the meeting adjourned at 9:58 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary

4/25/17