

Minutes Open Session
Allamuchy Land Use Board – July 27, 2017

The Allamuchy Township Land Use Board held a meeting on Thursday, July 27, 2017 at the Municipal Building. The meeting was called to order at 7:31 p.m., by Vice Chairwoman Bajc 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.” The oath of office was administered to Chris Metternich and Maureen Shupe.

ROLL CALL:

PRESENT: Clara Bajc, Elliott Koppel, Scott Churchill, Chris Metternich, Maureen Shupe, and Keith DeTombeur

ABSENT: Cristianna Gibbs, David Berkenbush, Charles Zukowski, Jeff McDonnell, and James Cote.

ALSO PRESENT: Board Attorney Thomas and Board Secretary Schemm.

ANNOUNCEMENTS:

Vice Chairwoman Bajc stated that there are no announcements this evening.

OPEN TO THE PUBLIC:

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

APPROVAL OF MINUTES:

The minutes of the December 22, 2016 are being carried as there is only one Board Member eligible to vote on them.

Mr. Churchill made the motion to adopt the minutes of May 25, 2017. Motion seconded by Mayor DeTombeur. In a voice vote, all were in favor, except for Mr. Koppel, Mr. Metternich, and Ms. Shupe, who were not present at the May meeting and they abstained.

OLD BUSINESS:

#16-001 Advanced Recovery Systems, LLC, Block 701.02, Lots 27 & 28

Board Attorney Thomas stated that this matter is being carried to the Board's August 24th meeting, without further public notice. He stated that the application will most likely not be heard in August as it does not appear that there will be 7 Board Members present. He stated at this time they are looking at the Board's September 28th where hopefully there will be 7 Board Members present.

NEW BUSINESS:

#17-001 Green Vest Trout Brook, LLC, Block 202, Lot 3

Board Attorney Thomas reviewed that both Chairwoman Gibbs and Mr. Zukoski have recused themselves from this application and they are not present this evening. He stated that the Board did act on this application; however, the Applicant has changed the application and is here this evening to present it. Ms. Bajc thanked the Applicant for returning back to the Board with the additional information.

Anthony Valenti, Esq. was present on behalf of the Applicant and he reviewed the modifications made to the application. He stated that they have removed the variance.

He stated that they have also addressed the issues that were brought up at the May meeting. He stated that they have worked with the WC Mosquito Commission and the NJDEP to address any issues. He went on to describe the minor subdivision and the deed restriction being proposed. Board Attorney Thomas suggested that the Board first deem the application complete and the July 24th, 2017 report from Board Engineer Sterbenz was noted.

Mr. Koppel made the motion to deem the application complete. Motion seconded by Mayor DeTombeur. In a roll call vote, all were in favor.

Brian Cramer was sworn in and he went on to describe the existing site features and the proposed subdivision. He stated that there are no variances being requested. He stated that he has been working with the WC Mosquito Commission and the NJDEP to address the spraying of the area. He stated that he is agreeable to the proposed Deed Restriction. He stated that he agrees, as a condition of approval, to the 6 map corrections/revisions listed in Board Engineer Sterbenz's report, along with the recommended conditions of approval and deed restriction. Ms. Bajc questioned the conservation use/easement and the wetlands. Attorney Valenti stated that it will all be addressed in the deed restriction. Mr. Churchill questioned the October 2016 report submitted in regards to species and whether those conditions still exist. Mr. Cramer stated that he assumes that everything is the same as the conditions have not changed. He stated that the Blue Spotted Salamander habitat needed to be preserved.

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

The hearing was then opened to the public for general comments and/or questions.

Jennifer Gruener, of the Warren County Mosquito Commission, stated that Mr. Cramer has been very easy to work with and he has gone above and beyond to address any concerns. She stated that they are working with the NJDEP to address the issues that need to be addressed, not only with this site, but with other statewide sites. She stated that their concern was with access and they have access. Several Board Members had questions of Ms. Gruener in regards to mosquito control and the NJDEP issues, which she addressed. Ms. Bajc thanked Ms. Gruener for the information.

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

Board Attorney Thomas stated that the present application is now variance free and he reviewed the case law. He went on to review the possible conditions of an approval.

Mayor DeTombeur made the motion to approve the subdivision. Motion seconded by Mr. Koppel. In a roll call vote, all were in favor.

Memorializing Resolution:

Housing Element and Fair Share Plan

Ms. Bajc questioned whether the date needs to be modified in the Resolution. Board Attorney Thomas stated that he utilized the date on the Plan and he feels that the Board can adopt the Resolution as prepared.

Mr. Churchill made the motion to approve the Resolution. Motion seconded by Ms. Bajc. In a roll call vote: Mr. Churchill and Ms. Bajc voted in favor. Abstaining: Mayor DeTombeur, Mr. Koppel, Mr. Metternich and Ms. Shupe.

ADJOURNMENT:

In a motion made and seconded the meeting adjourned at 8:04 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/22/17