

**Minutes Open Session  
Allamuchy Land Use Board – March 30, 2017**

The Allamuchy Township Land Use Board held a special meeting on Thursday, March 30, 2017 at the Municipal Building. The meeting was called to order at 7:31 p.m., by Chairwoman Gibbs 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.”

**ROLL CALL:**

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

ABSENT: Jeff McDonnell, David Berkenbush, and Charles Zukowski.

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

**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:**

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

Anthony Valenti Esq. was present on behalf of the Applicant and he briefly described the proposed subdivision and the DEP conservation easement. Chairwoman Gibbs stated that Board Member Zukoski will need to recuse himself and she disclosed that she has know Brian Cramer for many years; however, she feels that she can act fairly on the application. Both Attorney Clifford and Attorney Valenti stated that they do not see a conflict. Board Engineer Sterbenz stated that some additional information was submitted and he went on to review his March 15, 2017 report, which was discussed with the Applicant. The completeness items and the waivers were reviewed. The Applicant agreed to make a resubmission.

Mr. Churchill made the motion to grant the waivers as discussed this evening and to deem the application complete. Motion seconded by Ms. Bajc. In a roll call vote, all were in favor.

The Board then went on to discuss a possible meeting date and the Board Members that may need to recuse themselves. It was agreed to schedule this matter at the beginning of the Board's April meeting, to allow the Governing Body members to attend.

**OLD 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. Chairwoman Gibbs disclosed that she has a working relationship with one of Ms. Goncher's clients, Heath Village. She stated that she feels that she can be fair and impartial with this application.

Both Attorney Gibbons and Attorney Goncher felt that there was no conflict. Attorney Goncher e reviewed where they left off at the February meeting. She stated that they completed their presentation before the Township Council and they have received their endorsement/authorization. She stated that they are prepared to address the exchange of property in relation to the conservation restriction. She also stated that they will address the Section 35/36 relief being requested along with the steep slopes variance. She stated that they have received the March 24th report from Board Engineer Sterbenz. She stated that she was notified that a notice was posted, once the February 23rd meeting was cancelled, of their hearing being carried to tonight's meeting. Board Engineer Sterbenz gave a brief summary of his March 24th report.

Charles Thomas Jr. acknowledged that he was still under oath and he stated that they are willing to comply with Board Engineer Sterbenz's comments. The following was submitted and marked as an Exhibit:

A-13 Exhibit for land exchange, dated February 23, 2017

He reviewed the land swap being proposed and the meeting that was held to discuss this matter. He displayed the grading plan, that was provided in the plan submission and he described the proposal, the steep slopes, and the open space. He stated that he feels that the steep slopes variances can be granted, without substantial negative impact. He then addressed the technical relief from Section 35/36. He stated that they agree with Board Engineer's comments. He went on to state that three of the units in Building 36 will used as a sales office and 2 models. The construction office will remain where it is. The proposal was discussed by the Board.

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

Attorney Goncher summarized the application and she asked that the Board grant the requested amended preliminary and final subdivision and site plan application, steep slopes variances, and the Section 35/36 relief. Ms. Bajc questioned the increase in the Bonding, which was reviewed by the Applicant and the Board. The remainder of the application process was then reviewed.

The hearing was then opened to the public for general questions or comments. With there being none, the hearing was closed to the public.

Mr. Churchill made the motion to approve the application as discussed and agreed upon, during the hearings. Motion seconded by Mayor DeTombeur. In a roll call vote, all were in favor, except for Mr. Cote, who was not present at the February meeting and is not eligible to vote on this matter.

**ADJOURNMENT:**

In a motion made and seconded the meeting adjourned at 8:30 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
5/25/17