

**Minutes Open Session
Allamuchy Land Use Board – May 25, 2017**

The Allamuchy Township Land Use Board held a meeting on Thursday, May 25, 2017 at the Municipal Building. The meeting was called to order at 7:46 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.”

ROLL CALL:

PRESENT: Jeff McDonnell, Clara Bajc, James Cote, Scott Churchill, and Keith DeTombeur

ABSENT: Cristianna Gibbs, Elliott Koppel, David Berkenbush, and Charles Zukowski.

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

ANNOUNCEMENTS:

Attorney Gibbons announced that both Chairwoman Gibbs and Mr. Zukowski are recusing themselves from the Greenvest application and will not be present 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 February 1, 2017 meeting were distributed prior to the meeting.

Mr. Churchill made the motion to adopt the minutes of February 1, 2017. Motion seconded by Mayor DeTombeur. In a voice vote, all were in favor, except for Mr. McDonnell and Mr. Cote, who were not present at the February meeting and they abstained.

The minutes of the March 30, 2017 meeting were distributed prior to the meeting.

Mr. Churchill made the motion to adopt the minutes of March 30, 2017. Motion seconded by Mayor DeTombeur. In a voice vote, all were in favor, except for Mr. McDonnell who was not present at the March meeting and he abstained.

OLD BUSINESS:

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

It was announced that this matter will not be heard this evening and it is being carried to the Board's June 22nd meeting, without further public notice. The meeting will be held at the Allamuchy Fire House.

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. He stated that they are not proposing any construction/improvements/development on either of the two lots. He stated that they are requesting a rear yard setback variance.

Brian Cramer was sworn in and he went on to describe the proposed subdivision. He stated that the property was acquired specifically for the wildlife habit component. He stated that they intend to preserve the property for mitigation purposes, for wild life habitat. He stated that the only work done on the property was a new septic system for the existing home. He described the proposed residential parcel and the remainder lot.

Board Engineer Sterbenz noted the submissions received and his report of April 20th. Mr. Cramer continued to discuss the matter. The following was submitted and marked as an Exhibit:

A-1 Photograph of Access

The access was reviewed along with the discussions that were had with WC Mosquito Control and the ability to spray for mosquitoes based on the conservation easement. The Board and the Applicant continued to discuss the proposal. Board Engineer Sterbenz requested a copy of the written mitigation plan. Ms. Bajc questioned the status of the "privy". The Applicant stated that there is a brand new septic system and they stated that they can provide documentation from the Health Department.

The hearing was opened to the public.

Robert Duryea of the WC Mosquito Commission was present and he stated the subject site is one of the worst mosquito breeding sites in the County. He stated the two issues are the access and the pesticide use. He stated that they have been spraying for years and he reviewed the treatment of the property along with the costs to spray.

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

The Board continued to review and discuss the proposal and the use of the property at great length. The possible conditions were discussed, which included the written Mitigation Plan and Health Department documentation in regards to the removal of the cesspool and the conventional septic system. Mr. Cramer reviewed the need for the conservation easement and the general conditions were noted.

The hearing was opened to the public for any general questions and/or comments. With there being no public input, the hearing was closed to the public.

Mr. McDonnell made the motion to approve the application (minor subdivision and variance) as discussed and agreed upon this evening. Motion seconded by Mr. Cote. Roll call vote: Mr. McDonnell and Mr. Cote voted in favor. Mr. Churchill, Mayor DeTombeur , and Ms. Bajc voted in opposition. The motion does not pass.

Attorney Valenti questioned the basis for the no vote. Attorney Gibbons stated that he cannot speak on behalf of the Board and the record speaks for itself.

MEMORIALIZING RESOLUTION:

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

Mr. Churchill made the motion to adopt the Resolution. Motion seconded by Mayor DeTombeur. In a roll call vote, all were in favor, except for Mr. Cote and Mr.

McDonnell, who are not eligible to vote on the matter and they abstained. Attorney Gibbons will amend the date on the Resolution and email it out.

OTHER:

Affordable Housing

Board Engineer Sterbenz reviewed that a draft Housing Element and Fair Share Plan has been prepared based on the Settlement Agreement. He reviewed the Plan and Board Secretary Schemm stated that she will email the draft Housing Element and Fair Share Plan. The Board discussed the scheduling of a public hearing. It was agreed to schedule a public hearing for the June 22nd meeting and then possibly schedule an alternate meeting date of June 29 at 6:00 p.m., if needed

ADJOURNMENT:

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

Respectfully Submitted:

Alfia Schemm
Board Secretary
7/21/17