

## **MINUTES OF DELAWARE TOWNSHIP PLANNING BOARD**

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### **HYBRID IN-PERSON and VIRTUAL via ZOOM PUBLIC MEETING**

DATE: September 6, 2022

Chairwoman Westlake called the meeting to order at 7:33pm.

Chairman Westlake read the Public Notice Requirements.

The Notice Requirements called for in the Open Public Meetings Act have been satisfied. Said Notice was transmitted to the Hunterdon County Democrat, The Times (of Trenton), and the Star-Ledger. Said Notice was posted in the Delaware Township Municipal Building and filed in the Board Office; all on February 2, 2022.

#### **MEMBERS IN ATTENDANCE**

Katz, Macomber, Westlake, Wright,  
Waltman, Goldman (in virtual attendance via Zoom)

#### **MEMBERS ABSENT**

Gray, Vocke, Bailly, Coffey, Bench

#### **PROFESSIONALS/STAFF IN ATTENDANCE**

- 1) Nick Dickerson, Board Planning Expert
- 2) Denise Filardo, Board Secretary

#### **MEETING MINUTES**

- 1) MEETING MINUTES – JULY 5, 2022

A motion was made by Mr. Macomber and seconded by Ms. Katz to adopt the Meeting Minutes of July 5, 2022. All members in attendance were in favor, none opposed and no abstentions.

#### **CORRESPONDENCE – OLD BUSINESS**

None.

#### **RESOLUTIONS**

None.

## CORRESPONDENCE – NEW BUSINESS

None.

## APPROVAL OF BILL LIST

The Board voted on the motion of Mr. Wright, seconded by Mr. Macomber to approve payment of the professional legal bill pertaining to AB Greenhouses. The vote record follows.

<b>Roll Call: Approval to Pay Bills</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Waltman			X			
Gray						X
Vocke						X
Bailly						X
Coffey						X
Katz (EC Liason)			X			
Macomber		X	X			
Wright	X		X			
Goldman (Alt. 1)			X			
Bench (Advisor)						X
Cline (BOA Liason)						X
Westlake (Chair)			X			

## COMMITTEE REPORTS

### Subdivision and Site Plan Review Committee

Ms. Bailly, no report as the committee did not meet in August.

### Ag. Advisory Committee

Mr. Coffey was absent, report tabled.

### Open Space Committee

Mr. Coffey was absent. The committee did not meet in August.

### Master Plan Committee

Ms. Westlake reported the following:

We have been working on the Farmland Preservation Element of the Master Plan and would like to identify a few issues. There is a lot of data entry to be done including updating NJDEP Land Use reports and figures. We do not have experience in this area and need to employ the expertise of our Planning Expert, Nick Roseberry to

assist. Mr. Roseberry has provided a proposal estimate in the amount of \$15,000 to review the work the committee has done to date and provide updates and prepare new figures. Mr. Roseberry will also coordinate with the Planning Board.

Discussion ensued as to the process by which to obtain approval for the funds to engage Mr. Roseberry of Colliers to prepare the Land Use Plan Report. Ms. Westlake indicated that she believes there is a grant which should cover 50% of the cost. Mayor Waltman stated that Diane, Town CFO indicated that we will soon be receiving these grant funds, but she was intending to be utilizing these funds towards interest on loans.

Ms. Westlake asked if the Planning Board was comfortable with retaining Colliers for this project and all members present were in agreement.

Mr. Dickerson stated that there would be hourly charges if there is anything above the \$15,000. Mr. Dickerson will work with the Planning Board and if less is needed of him the full amount of \$15,000 may not be used.

It was concluded that Mayor Waltman would present this to the Town Committee and noted that there should be a not to exceed amount of \$15,000.

A motion was made by Mr. Waltman and seconded by Mr. Macomber to make a recommendation to Town Council to retain Colliers to update the Land Use Plan Element based upon the proposal received in an amount not to exceed \$15,000. The vote record follows.

<b>Roll Call:</b> Recommendation to Town Council to retain Colliers to update and prepare the Farmland Preservation Plan for the Land Use Plan Element of the Master Plan.						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Waltman	X		X			
Gray						X
Vocke						X
Bailly						X
Coffey						X
Katz (EC Liason)			X			
Macomber		X	X			
Wright			X			
Goldman (Alt. 1)			X			
Bench (Advisor)						X
Cline (BOA Liason)						X
Westlake (Chair)			X			

Ms. Katz asked the timeframe for the Farmland Preservation Draft Report. Mr. Dickerson stated that once authorization is official he will begin work and anticipates it will take approximately a month.

Ms. Westlake said once the Draft Report is prepared, Open Space can review and then send to the Planning Board for a Worksession in November and a Public Hearing in December.

Mayor Waltman will communicate Town Council's approval to Ms. Westlake and she will notify Mr. Dickerson.

#### Ordinance Review Committee

Mr. Coffey was absent. The committee did not meet in August

#### Quarry Compliance Committee

Mr. Macomber reported that the Township Committee approved the ten-year license renewal for the Quarry.

#### Stormwater Management Committee

Member Gray, not sure if committee met, report tabled.

### **LIAISON REPORTS**

#### Board of Adjustment

Mr. Cline was absent.

Secretary Filardo reported the following in Mr. Cline's absence:

- At the August meeting the Board of Adjustment heard an application from GTG Builders, Inc. seeking a Use Variance and Preliminary and Final Site Plan Approval to construct four (4) two-bedroom apartments, each having an attached garage in the rear of the proposed buildings. The application was deemed complete and their Engineer provided testimony. The application is scheduled to continue with additional testimony at the October meeting.

#### Environmental Commission

Ms. Katz reported the following:

- Met with Girl Scout Troop who will be working on establishing a pollinator garden and bee house Dilts Park for their Bronze Award Project. A three-sided fence will be erected adjacent to the maintenance shed to secure the garden, which is expected to be installed by the end of September.
- Well testing will be held this month. Sale kits will be available on Wednesday, September 21<sup>st</sup> and Saturday, September 24<sup>th</sup>. Sample return will be held on Monday September 26<sup>th</sup>.
- Delaware River Clean-up Day is scheduled for September 17<sup>th</sup>.
- Shredder Day is scheduled for September 24<sup>th</sup>.

#### Historic Advisory Committee

Mr. Vocke absent, report tabled.

#### Shade Tree Commission

Mr. Coffey absent, report tabled.

## **PUBLIC COMMENT**

Barbara Pernini of 53 Upper Creek Road was in virtual attendance via Zoom. Ms. Pernini had interest in the Anastasio application as she received notice on the application.

Secretary Filardo provided that the application will be heard by the Board of Adjustment at the upcoming Board of Adjustment meeting on Thursday evening and Ms. Pernini is welcome to attend.

Ms. Pernini expressed concern about the possibility of the applicant renting out the proposed apartment in their existing accessory garage.

Secretary Filardo provided that the applicants do not intend to rent out the apartment and that the applicants are proposing to move into the proposed apartment to age in place and have their daughter and her family move into their existing home so that they can all live on the same property.

## **ADJOURNMENT**

A motion was made by Ms. Katz and seconded by Mr. Macomber and the meeting was adjourned at 8:16pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were approved on October 04, 2022.