

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

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

DATE: November 1, 2022

Chairwoman Westlake called the meeting to order at 7:34pm.

Chairwoman 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**

Bailly, Coffey, Katz, Goldman, Macomber, Waltman, Westlake, Wright

#### **MEMBERS ABSENT**

Gray, Vocke, Bench

#### **LIASON TO BOA**

Chuck Cline - Absent

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

- 1) Nick Dickerson, Board Planning Expert
- 2) Steve Goodell, Board Attorney
- 3) Denise Filardo, Board Secretary

#### **MEETING MINUTES**

- 1) MEETING MINUTES – OCTOBER 4, 2022

A motion was made by Ms. Bailly and seconded by Mr. Coffey to adopt the Meeting Minutes of October 4, 2022. Mr. Waltman and Ms. Katz abstained and the remaining members in attendance were all in favor.

#### **APPROVAL OF BILL LIST**

The Board voted on the motion of Mr. Macomber, seconded by Mr. Coffey to approve payment of the general legal bills. The vote record follows.

<b><i>Roll Call: Approval to Pay the General Legal Bills</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Waltman			X			
Gray						X
Vocke						X
Bailly			X			
Coffey		X	X			
Katz (EC Liason)			X			
Macomber	X		X			
Wright			X			
Goldman (Alt. 1)			X			
Bench (Advisor)						X
Westlake (Chair)			X			

The Board voted on the motion of Mr. Macomber, seconded by Mr. Coffey to approve payment of the remaining bills. The vote record follows.

<b><i>Roll Call: Approval to Pay the remaining bills</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Waltman			X			
Gray						X
Vocke						X
Bailly			X			
Coffey		X	X			
Katz (EC Liason)			X			
Macomber	X		X			
Wright			X			
Goldman (Alt. 1)			X			
Bench (Advisor)						X
Westlake (Chair)			X			

## **WORKSESSION: 2022 DRAFT MASTER PLAN REEXAM**

Mr. Dickerson reviewed the 2022 Draft Reexamination Report dated October 31, 2022 attached herewith.

It was noted that the document is 98% complete. The Open Space Committee provided a list of targeted farm properties to be preserved and added:

- The Johnson Farm
- Toll Brothers
- Toricelli

Mr. Dickerson noted that the three (3) farms above will be included in the Reexam as recommendations. Parking will be added to #3 on page 34. Updating the sidewalk and circulation Plan will be added as a qualification.

Attorney Goodell advised that changes are recommended to the Master Plan, then the changes are made. At that time we will notice and hold a public meeting to adopt the Master Plan Reexam.

Discussion ensued regarding ATV's and other motorized vehicles (excluding motorized wheelchairs), causing damage to trails and whether this is a land use issue or a Township Police issue. It was decided that this could be included the Recreation element.

Mr. Dickerson offered that recommendations can be made regarding the Master Plan, the Land Use Plan and even items not related. List of Goals and Objectives from 2009 LUPE and these were added into the document.

**CORRESPONDENCE** – None at this time.

## **COMMITTEE REPORTS**

### Subdivision and Site Plan Review Committee

Ms. Bailly, no report as there are no new applications.

### Ag. Advisory Committee

Mr. Coffey: no report as the committee did not meet.

### Open Space Committee

Ms. Westlake noted this was already discussed this evening.

### Master Plan Committee

Ms. Westlake stated that the Master Plan was just discussed in tonight's worksession.

### Ordinance Review Committee

Mr. Coffey: no report as the committee has not met.

### Quarry Compliance Committee

Mr. Macomber reported the following:

- We reviewed the fencing structure barriers which seem to be in good shape.
- Meeting scheduled for next Thursday, November 10<sup>th</sup> at 12:00.

### Stormwater Management Committee

Officer Gray has been very busy lately, perhaps he would consider being an alternate member.

Ms. Westlake asked if Mr. Goldman would be interested in being the Stormwater liaison, due to other commitments he is not able. Ms. Westlake asked Mr. Wright if he is able to fulfill this request.

Mayor Waltman communicated that the Township Engineer advised him that at the last Stormwater Management Meeting there were some concerns regarding the engineering work to be finishing up the mitigation on Lower Creek Road. The Township Engineer is working with some conservation folks who own a portion of the land affected by Superstorm Ida and hopefully they can come up with something where both parties will be pleased and we can move forward with completion of the project.

## **LIAISON REPORTS**

### **Board of Adjustment**

Secretary Filardo reported the following:

- The Board heard the remaining testimony on the GTG density variance to construct a two-story building containing four (2) townhome rental units on Rosemont Ringoes Road. They are coming back in December.
- Next week a Completeness hearing is scheduled for the Friends of the Locktown Stone Church application.

### **Environmental Commission**

Ms. Katz reported that maintenance has been done on the White Oak trail to clean up down trees. This year's well testing yielded the most participants since we started tracking in 2014.

### **Historic Advisory Committee**

Mr. Vocke was absent, report tabled.

### **Shade Tree Commission**

Mr. Coffey, report tabled as the commission did not meet.

## **PUBLIC COMMENTS / QUESTIONS**

There were no members of the public in physical attendance or via Zoom.

Ms. Westlake noted that Mr. Dickerson provided a proposal to update and digitize the Zoning Map which is desperately needed. The proposal is about \$5,000. Secretary Filardo will circulate the proposal to Board Members for discussion at the December meeting.

Mr. Waltman agreed that the Zoning Map should be updated and digitized. He asked that the cost be included in the 2023 budget request.

Has the knowledge and software to update the GIS file, they could do so.

Mr. Dickerson said that the digitized map would be in pdf form and the document would belong to the Township. If a Township employee has the knowledge and software to update the GIS file, they could do so.

Ms. Katz GoHunterdon offers a service to perform Sidewalk Audit assessments. Ms. Katz spoke with Ryan Fischer of GoHunterdon and he communicated that this is a no cost, free service. They do the walks with the Township in the Spring which can be schedule now. The Assessment will contain a checklist and SWOT analysis of sidewalks, crosswalks and roadways which can be used to prioritize areas in need of improvement. Mr. Fischer indicated that it is helpful for the Police, Township Committee Members in addition to Planning Board Members to participate in the walking assessment.

Mr. Dickerson opined that having this information would help to form the basis for the Sidewalk and Circulation Plan and would save the cost of someone like me preparing the plan.

Ms. Westlake asked Ms. Katz to schedule the Sidewalk Audit.

### **ADJOURNMENT**

A motion was made by Ms. Bailly and seconded by Ms. Katz and the meeting was adjourned at 8:21pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were adopted on January 17, 2023.