

PLANNING BOARD REGULAR MEETING

Meeting Minutes

May 9, 2019

MEMBERS PRESENT:

Douglas Joyce
Douglas Maute, Chair
Peter Miller
Tom Neff, Township Manager
Robert Musgnug
Christopher Chesner
John Logue
Chris Locatell
Brian Donnelly
Ryan Vander Wielen

STAFF PRESENT:

Judith Murphy, AICP, PP, Planning Board Secretary
Peter Thorndike, ESQ, Board Attorney
Mackenzi Kelly, Recording Secretary

ABSENT: Dave Zipin

Mr. Douglas Maute called the meeting to order at 7:32 PM in the Council Chambers of Town Hall, 111 West Second Street by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call was listed as above with Dave Zipin being absent.

Minutes

April 4, 2019

Chris Chesner made a motion, seconded by Robert Musgnug to approve the 4/4/2019 special meeting minutes, as written, the voice vote of the Board was unanimous in favor with Dave Zipin being absent.

Adoption of Resolutions

15-2019 – A Resolution Granting Preliminary Major Subdivision Approval to Create One Open Space Conservation Lot and Five Building Lots On Premises in the R-1 Residence District with the Residences Thereon Set Back at Least 100 Feet from the Garwood Road Right-of-Way in Staggered Fashion

Mr. Thorndike stated on Pg. 10 Item F: Septic analysis report, the lot number 26 was a mistake and it should be lot 28. This will need to be changed in the resolution.

Robert Musgnug made a motion, seconded by Chris Chesner to adopt the **Resolution 15-2019**. The roll call vote of the Board was unanimous in favor, with Dave Zipin being absent.

16-2019– Resolution Adopting an Amended Third Round Housing Plan Element and Fair Share Plan

Mr. Maute stated the title should read Adopting the Housing Element and Fair Share Plan Amendment to the Land Use Element of the Master Plan. This was corrected.

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John Logue made a motion, seconded by Chris Chesner to adopt the **Resolution 16-2019**. The roll call vote of the Board was unanimous in favor, with Dave Zipin being absent.

Discussion

§ 180-10.2. Conservation design subdivisions in R-1 Residence Districts.

§ 180-12.1. Conservation design subdivisions in R-1-A Residence Districts.

Article XXX. Conservation Area Land Use and Design Standards

Mr. Chris Locatell requested the board have a discussion regarding these item in the 4/4/19 meeting. Chris feels there is generally a lot of confusion and feels we need to refine and make things concise as to what our goals are. Mr. Maute stated that on May 16, 2019 this is listed on the agenda. He would like to form a subcommittee. One example of this issue is an application (Garwood Rd.) that was going on for 2 years going back and forth on what applies and what does not apply in the ordinance. Right now there are five properties for sale on Garwood Rd. Mr. Maute has reached out to MEAC to see if they would be a part of it. Mr. Logue feels it's a great idea, since it is difficult to understand. Brian Donnelley stated the matter in which it is zoned, makes it difficult. Mr. Maute asked for volunteers for the committee. Mr. Joyce suggested to move quickly. Mr. Maute stated there will need to be a vote at the May 16th meeting. This will also give the opportunity for the public to respond.

Mr. Maute went over the letter submitted by Amy Czeilwicz. She will be functioning in a limited roll due to surgery. Mrs. Taylor stated she will not be coming to meetings, as she is actively working on going to the gym to get herself back. Mr. Thorndike inquired if there is a chance she will come back before the end of the year. Mrs. Taylor stated no however she will be available to us in a limited role. She wanted to say she appreciates all of the board.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Douglas Maute stated the next meeting would be 6/6/2019. A motion to adjourn was made by Mr. Miller and seconded by Brian Donnelly. The meeting was adjourned at 7:45 pm.

Next Meeting: 6/6/19 at 7:30 pm

APPROVED June 6, 2019