

Stillwater Township Planning Board
Minutes of
June 15, 2011

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middleville, New Jersey and was called to order by Chairman Emmons at 7:30 p.m. He led the Board in the flag salute and he announced that adequate notice of this meeting had been given to the public and the press under the provisions of the "Open Public Meetings Act", N.J.S.A. 10:4-1 et.seq.

Members Present: Mr. Branagan
Ms. English
Ms. Fisher
Mr. Morrison
Mr. Donofrio
Mr. Emmons
Mr. Nothstine, Alt#1
William Haggerty, Esq.
Joseph Golden, P.E.

Members Excused: Ms. Feenstra
Mr. Lockwood
Mr. Scott

MINUTES:

Ms. Fisher made the motion to approve the minutes of May 18, 2011. Motion seconded by Mr. Nothstine. Discussion on the motion: Mr. Branagan asked if the minutes are amended when corrections are noted at a meeting. The Board Secretary stated that they are corrected on the final draft. Roll call vote:

Mr. Branagan-Yes Mr. Morrison-Yes
Ms. English-Yes Ms. Fisher-Yes
Mr. Donofrio-Yes Mr. Nothstine-Yes
Mr. Emmons-Abstain

PUBLIC SESSION

The meeting was opened to the public at 7:35 pm.

John Torregrosso was present and he questioned the status of the Schmall/Rodriguez deeds. Board Attorney Morgenstern stated that he needs to review the deeds this evening and they will be signed this evening as long as they are accurate. Board Secretary Schemm confirmed that Mr. Torregrosso will be permitted to take the signed deeds this evening. Board Attorney Morgenstern stated that he sees no problem with Mr. Torregrosso taking the deeds. Mr. Torregrosso stated that he needs to take the deeds so that his secretary can sign the prior to her going on vacation.

With there being no further public comment, the meeting was closed to the public.

BILLS

| Dolan & Dolan | | |
|---------------------------|---------------------|--------|
| 5-31-11 | Re: Schmall | 37.50 |
| 5-31-11 | Re: Camp Nejeda | 337.50 |
| 5-31-11 | Re: General | 511.50 |
| 5-31-11 | Re: General | 150.00 |
| NJPO | | |
| 5-25-11 | Re: Class-Nothstine | 70.00 |
| Golden & Moran | | |
| 5-27-11 | Re: General | 110.00 |
| 5-27-11 | Re: Fisher | 550.00 |

Ms. Fisher made the motion to approve the vouchers, funds permitted. Motion seconded by Mr. Donofrio. Roll call vote:

Mr. Branagan-Yes Mr. Morrison-Yes
Ms. English-Yes Ms. Fisher-Yes
Mr. Donofrio-Yes Mr. Nothstine-Yes
Mr. Emmons-Yes

OLD/NEW BUSINESS:

#11-01 Gary Fischer, Block 2701, Lots 14.01 & 14.07-Completeness

Board Secretary Schemm confirmed that Mr. Fischer has the additional \$1,000.00 escrow check this evening. Mr. Fischer stated that he does and the check was submitted.

Board Engineer Golden’s reviewed the proposed lot line adjustment. Mr. Fischer submitted the certification of property taxes being paid. Board Engineer Golden went on to review his June 8th report and he recommended that the waivers be granted and that the application be deemed complete.

Mr. Morrison made the motion to deem the application complete and to grant the waivers. Motion seconded by Ms. Fisher. Roll call vote:

- | | |
|------------------|-------------------|
| Mr. Branagan-Yes | Mr. Morrison-Yes |
| Ms. English-Yes | Ms. Fisher-Yes |
| Mr. Donofrio-Yes | Mr. Nothstine-Yes |
| Mr. Emmons-Yes | |

Board Engineer Golden reviewed the proposed Lot Line Adjustment and the additional information/description that may be required.

Gary Fisher was sworn in and he stated that he is requesting the Lot Line Adjustment so that he can provide property equally to his children.

Board Attorney Morgenstern stated that the Applicant will need to apply to the County and he went on to review the possible conditions of an approval, which will be incorporated into a Resolution.

Chairman Emmons opened the meeting to the public. With there being no public comment, the hearing was closed to the public.

Ms. Fisher made the motion to grant the subdivision with the conditions as discussed this evening. Motion seconded by Mr. Morrison. Roll call vote:

- | | |
|------------------|-------------------|
| Mr. Branagan-Yes | Mr. Morrison-Yes |
| Ms. English-Yes | Ms. Fisher-Yes |
| Mr. Donofrio-Yes | Mr. Nothstine-Yes |
| Mr. Emmons-Yes | |

Government Owned Lands

The Board discussed again working on a Government Owned Lands Ordinance in conjunction with a Master Plan Revision. The Board stated that they may even be able to review Commercial Zoning in the proposed Master Plan Revision. Board Engineer Golden asked if the Board would like his firm to submit a proposal addressing a Master Plan Revision and the Board also discussed whether they wished to add additional topics to that Master Plan Revision. The Board agreed to also review Commercial Zoning and Storm water Management.

Outdoor Wood Burning Furnaces

The Board reviewed the latest draft and additional modifications were suggested. Mr. Branagan stated that he will make the necessary changes and forward the document to the Board Secretary so that she can submit it to the Governing Body.

Ms. Fisher made the motion to recommend the Ordinance to the Governing Body, as modified and discussed this evening. Motion seconded by Mr. Morrison.

- | | |
|------------------|-------------------|
| Mr. Branagan-Yes | Mr. Morrison-Yes |
| Ms. English-Yes | Ms. Fisher-Yes |
| Mr. Donofrio-Yes | Mr. Nothstine-Yes |
| Mr. Emmons-Yes | |

Commercial Zoning

This matter was deferred until next month.

Wind Turbines-Vertical and Horizontal

Mr. Branagan suggested that the Board Members research Wind Turbines on the internet as there is a lot of information available on line.

Solar Ordinance

This matter was deferred until next month.

Use of Property

Ms. Fisher stated that she does have the Stanhope Ordinance for the Board's consideration which she will provide to the Board in the near future.

Liaison Updates-Committee, Mayor, Board of Adjustment, and Environmental Commission

Mr. Morrison had nothing new to report. Ms. Fisher updated the Board on the Board of Adjustment applications. Mr. Branagan, Environmental Liaison, stated that there is a joint meeting scheduled in Blirstown on June 28th to discuss the Paulinskill River. He then addressed the signs at the Recycling Center. He also stated that they will be addressing evasive species down at Veterans Memorial Park. He touched on the Ban of Fracking Resolution and a Watershed Grant Program.

OPEN TO THE PUBLIC

The meeting was opened to the public at 8:25 p.m. With there being no public comment, the meeting was closed to the public.

ADJOURNMENT:

With there being no further business, a motion was made and seconded to adjourn the meeting. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary