

**Stillwater Township Planning Board
Minutes of
August 20,2014**

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middleville, New Jersey and was called to order by Vice Chairman Feenstra at 7:30 p.m. She led the Board in the flag salute and she 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: Ms. English (arriving at 7:32 p.m.)
Mr. Branagan
Ms. Puccio
Ms. Feenstra
Mr. Scott
Ms. Fisher
Mr. Donofrio
Ms. Chammings (arriving at 7:48 p.m.)

Also Present: Mr. Morgenstern
Mr. Golden

Members Absent: Mr. Emmons
Mr. van der Haeghen

MINUTES:

Mayor Scott made the motion to approve the minutes of June 18, 2014. Motion seconded by Ms. Fisher. Discussion on the motion: Board Secretary noted a correction in the Roll Call. (Ms. English arrived). Roll call vote to adopt the minutes, as amended.

Mr. Donofrio-Abstain	Ms. English-Yes
Ms. Feenstra -Yes	Ms. Puccio-Yes
Mr. Branagan-Abstain	Ms. Fisher-Yes
Mr. Scott-Yes	

PUBLIC SESSION

Vice Chairwoman Feenstra opened the meeting up to the public at 7:32 p.m.

Frank DeWitt asked if he will have an opportunity to comment on the Solar Energy Ordinance. Vice Chairwoman Feenstra noted that she will open the meeting to the public when the item is discussed later in the meeting.

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

BILLS:

Dolan & Dolan	
Re: General	480.82
Re: General	237.00
Re: Franciscan Missionary	328.64
NJ Herald	
Re: Notice	14.40
Golden & Moran	
Re: Franciscan Missionary	165.00
Re: Franciscan Missionary	440.00
Re: Franciscan Missionary	55.00
Re: General	110.00
Newton Trophy	
Re: Name Plates	21.00
Staples	
Re: ERI - Copies	83.00

Board Secretary Schemm stated that there is an additional Dolan & Dolan voucher for the Board's consideration:

Re: Franciscan Missionary	79.00
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Mayor Scott made the motion to approve the bills, funds permitting. Motion seconded by Ms. Fisher. Roll call vote:

Mr. Donofrio-Yes	Ms. English-Yes
Ms. Feenstra -Yes	Ms. Puccio-Yes
Mr. Branagan-Yes	Ms. Fisher-Yes
Mr. Scott-Yes	

OLD/NEW BUSINESS:

#14-002 Franciscan Missionary Charities, Inc., Block 2602 , Lot 3.01

Dominick Santini, Esq. was present on behalf of the Applicant and he reviewed the Variance being requested, along with Preliminary and Final Major Site Plan Approval. Father Francis Kim was sworn in. Board Secretary Schemm stated that the application was deemed incomplete at the June meeting. Board Engineer Golden stated he did perform a site visit and he now knows where the proposed building is being located and he would recommend that the application be deemed complete.

Ms. Fisher made the motion to deem the application complete. Motion seconded by Ms. Feenstra. Roll call vote:

Mr. Donofrio-Yes	Ms. English-Yes
Ms. Feenstra -Yes	Ms. Puccio-Yes
Mr. Branagan-Yes	Ms. Fisher-Yes
Mr. Scott-Yes	

Attorney Santini and Father Kim reviewed the request to construct a pole barn for the storage of farm equipment and crops. Father Kim stated that there are three employees that live in the farmhouse and volunteers work the farm. He stated that they just started farming the property this Spring and they are 100 percent organic. (Ms. Chamblings arrived).

The hearing was opened to the public.

William Steckowich had a question regarding the volunteers that work on the farm, which was addressed by the Applicants.

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

Board Attorney Morgenstern stated that the Applicant is requesting a Variance and Preliminary and Final Major Site Plan. He recommended that the Board act on the Variance first.

Mayor Scott made the motion to grant the Variance. Motion seconded by Ms. Fisher. Roll call vote:

Mr. Donofrio-Yes	Ms. English-Yes
Ms. Feenstra -Yes	Ms. Puccio-Yes
Mr. Branagan-Yes	Ms. Fisher-Yes
Ms. Chamblings-Abstain	Mr. Scott-Yes

Mayor Scott made the motion to grant Preliminary and Final Major Site Plan. Motion seconded by Ms. Fisher. Discussion on the motion: Board Engineer Morgenstern reviewed the conditions of an approval. Mr. Branagan questioned the location of the proposed pole barn and its visibility, which was addressed by the Applicants. Roll call vote:

Mr. Donofrio-Yes	Ms. English-Yes
Ms. Feenstra -Yes	Ms. Puccio-Yes
Mr. Branagan-Yes	Ms. Fisher-Yes
Ms. Chamblings-Abstain	Mr. Scott-Yes

The Board then discussed whether they want to recommend the issuance of a Building Permit, prior to the adoption of the Resolution. Attorney Santini stated that they are applying for Soil Conservation District Approval on Monday.

Mayor Scott made the motion to recommend that a Building Permit be issued prior to the adoption of the Resolution. Motion seconded by Ms. Fisher: Roll call vote:

Mr. Donofrio-No	Ms. English-Yes
Ms. Feenstra -Yes	Ms. Puccio-Yes
Mr. Branagan-Yes	Ms. Fisher-Yes
Ms. Chamblings-Abstain	Mr. Scott-Yes

Mr. Donofrio stated that he voted in opposition because he does not want to open the Township to any issues. Board Attorney Morgenstern stated that the Applicant will need to have SCSCD approval prior to the issuance of a Building Permit.

William Steckowich had a question regarding the location of the proposed pole building and the location of the pond. Lee Hammond asked what is going to happen with the unusable barn. Ms. Fisher stated that she thinks it will be demolished.

Solar Energy Systems-Residential

The Board reviewed the draft Ordinance that was prepared by the Township Attorney. Board Attorney Morgenstern stated that the Board can recommend the adoption of the amended Ordinance and also state that the Ordinance is consistent with the Master Plan.

The meeting was then opened to the public.

Frank DeWitt was present on behalf of the Bennetts and he had several comments and suggestions to make in regards to the proposed Ordinance, which was discussed with the Board at great length.

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

Ms. Fisher made the motion to recommend the adoption of the amended Ordinance to the Governing Body, finding it is consistent with the Master Plan. Motion seconded by Mr. Donofrio. Roll call vote:

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|-------------------|-----------------|
| Mr. Donofrio-Yes | Ms. English-Yes |
| Ms. Feenstra -Yes | Ms. Puccio-Yes |
| Mr. Branagan-Yes | Ms. Fisher-Yes |
| Ms. Chamings-Yes | Mr. Scott-Yes |

Solar Energy Systems-Commercial

Deferred for this evening.

Wind Energy Systems

Deferred for this evening.

Use of Property

Deferred for this evening.

Lot Line Adjustment

Deferred for this evening.

Lakefront Property Regulations

Deferred for this evening.

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

Mayor Scott, reviewed the bidding for Middleville Road, complaints regarding road damage due to the Power Line Construction, the bridge on Old Tannery Road, Sprint took over the Nextel project, the cutting of trees, and the weeds by the power lines.

Ms. Chamings, Committee Liaison, also stated that the Township adopted two Ordinances for minimum bids on some Township Lots.

Ms. Fisher noted that the only business on the Zoning Board of Agenda is the relocation of the Swartwood Fire Department Cell Tower.

Mr. Branagan, Environmental Commission Liaison, gave the Environmental Report: September 7th Green Fest will be held at the Fairview Camp Ground; a letter was sent to the Township Committee regarding mixed rigid plastic to be recycled at the recycling center; the moving of the shed at the Recycling Center to Veterans Park for recycling purposes; getting a response from the Zoning Board of Adjustment regarding the site survey that was done; evasive plant seeds being spread by the Power Lines; and the new addition to the Environmental Agenda regarding the reporting and citing of threatened and endangered species.

CORRESPONDENCE:

PUBLIC SESSION

No public.

ADJOURNMENT:

With there being no further business, there was a motion made and seconded to adjourn the meeting at 9:03 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary