

Stillwater Township Planning Board
Minutes of
March 16, 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 David Emmons at 7:33 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. Emmons

Mr. Branagan

Mr. Lockwood

Mr. Nothstine, Alt #1

Ms. English

Mr. Scott

Ms. Fisher

Ms. Feenstra

Robert Morgenstern

Joseph Golden, PE

Members Excused: Mr. Morrison

Mr. Donofrio

Chairman Emmons noted that Ms. English has moved into the unexpired term of Ms. Pflugh and Mr. Nothstine has moved into the unexpired term of Ms. English and Alternate #2 is now open.

MINUTES:

Ms. Feenstra made the motion to approve the minutes of February 16, 2011. Motion seconded by Ms. Fisher. Roll call vote:

Mr. Branagan-Yes Mr. Lockwood-Yes

Ms. Feenstra-Yes Ms. English-Yes

Ms. Fisher-Yes Mr. Scott-Yes

Mr. Nothstine-Yes Mr. Emmons-Yes

PUBLIC SESSION

Chairman Emmons opened the meeting up to the public at 7:36 p.m. With there being no public comment, the meeting was closed to the public at 7:36 p.m.

OLD/NEW BUSINESS:

#10-003 Camp Nejeda Foundation Inc., Block 3306, Lot 3

Chairman Emmons stated that Camp Nejeda is back before the Board as they have torn down the building and the Board needs to revisit their application. Board Attorney Morgenstern stated that the Board granted Site Plan Approval on October 20th, 2010, to construct two additions to the existing Health Care Center; however, Camp Nejeda felt it

necessary to demolish the existing building and build a new building. Mr. Lockwood asked if the Applicant needs to be represented by an Attorney. Board Attorney Morgenstern stated that he did speak with the Applicant and they stated that they are a charity and they are trying to save money. He stated that the building is utilizing the same footprint and it is the same application. He stated that their Engineer is present.

Ken Wentink was present on behalf of the Applicant. He stated that he revised the plans to include the notes regarding the demolition of the building. He stated that somewhere along the way, it was determined that the building should be demolished instead of rehabilitated. The Board reviewed the approved drawings, dated 9-29-10 vs. the new drawings, with a revision date of 3-01-11 and they also reviewed the conditions of the prior adopted Resolution. Mr. Wentink provided the Board with the Sussex County Board of Health Letter, dated 11-19-10; 4 Township Permits; and Ted Rodman's compliance report of 1-11-11. The Board discussed whether Board Engineer Golden should re-review the submission. Board Engineer Golden stated that he cannot charge the Applicant for a review already done by Engineer Rodman.

The Board continued to review the drawings and they reviewed the prior conditions of the approval granted by the Board and what conditions should be applied to this amended plan. Board Attorney Morgenstern reviewed the fees/escrow for the amended plan along with the potential conditions for this amended plan.

The hearing was opened to the public at 8:21 p.m. With there being no public comment, the hearing was closed to the public.

Ms. Fisher made the motion to grant Amended Preliminary and Final Site Plan approval with conditions, as outlined in Mr. Rodman's report, and as discussed this evening and that all conditions be met prior to a C/O and fees be submitted for an amended application. Motion seconded by Ms. Feenstra. Roll call vote:

Mr. Branagan-Yes Mr. Lockwood-Yes

Ms. Feenstra-Yes Ms. English-Yes

Ms. Fisher-Yes Mr. Scott-Yes

Mr. Nothstine-Abstain Mr. Emmons-Yes

Mr. Nothstine stated that he had an affiliation with Camp Nejeda several years ago and he abstained. Board Engineer Golden also stated that he was a trustee several years ago; however, he stated that he feels that he has no conflict.

Outdoor Wood Burning Furnaces

Mr. Branagan reviewed the draft document that he prepared, which the Board reviewed at great length and modifications were suggested. Board Engineer Golden also had some additional documentation, which he distributed. It was agreed that the subcommittee would meet again to review the modifications discussed this evening.

Government Owned Lands

Chairman Emmons deferred the discussion on this matter until next month.

Commercial Zoning

Chairman Emmons deferred the discussion on this issue at this time.

Accessory Structures

The Board briefly discussed amending the Township Ordinance to address modifications pertaining to Accessory Structures. The Board agreed to discuss this matter next month. Ms. Fisher stated that she will also recopy the Sparta Ordinance regarding Government Owned lands, so that it can be redistributed.

Solar Ordinance

Board Engineer Golden gave Mr. Branagan a copy of a Solar Ordinance that the Township might want to consider.

Use of Property

Ms. Fisher stated that the Board might want to consider an Ordinance, which she will distribute for next month's meeting.

Wind Turbines

Mr. Branagan stated that he does have some additional contact information, when the Board is ready to discuss Wind Turbines.

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

Mayor Scott had nothing new to present.

Mr. Lockwood, Board of Adjustment Liaison, updated the Board on the status of the Zoning Board of Adjustment applications.

Mr. Branagan, Environmental Liaison, stated that the Environmental Commission reviewed: the Wood Burning Furnace Ordinance, E Waste, Sustainable New Jersey Certification, Anti-litter signs and garbage/recycling container pick up at the park, battery disposal, gas drilling in Pennsylvania, and the Board of Adjustment applications. He also spoke about the amphibian crossing survey that was conducted.

ADJOURNMENT:

With there being no further business, Chairman Emmons made the motion to adjourn the meeting. Seconded by Ms. Fisher. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary