

Stillwater Township Planning Board
Minutes of
February 18, 2015

The regular meeting of the Stillwater Township Planning Board was held in the Municipal Building, Middletown, New Jersey and was called to order by David Emmons at 7:35 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. Donofrio (arriving at 7:38 p.m.)
Ms. Feenstra
Ms. Fisher
Ms. English
Ms. Chammings
Ms. Puccio

Members Absent: Mr. Branagan
Mr. Scott
Mr. van der Haeghen

Also Present: Board Attorney Morgenstern
Board Engineer Golden

MINUTES:

Ms. Fisher made the motion to approve the minutes of January 21, 2015. Motion seconded by Ms. Feenstra. Discussion on the motion: Board Secretary Schemm noted that the minutes should reflect that Mr. Branagan arrived at 7:40 p.m. Chairman Emmons noted two minor additional corrections. Mr. Donofrio arrived. Roll call vote to adopt the minutes, as amended:

Ms. Feenstra-Yes	Ms. Chammings-Yes
Ms. English-Yes	Ms. Fisher-Yes
Mr. Donofrio-Abstain	Ms. Puccio-Yes
Mr. Emmons-Yes	

PUBLIC SESSION

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

BILLS:

	Dolan & Dolan	
Re: General		\$ 48.88
Re: General		\$ 161.00
	Golden & Moran	
Re: General		\$110.00
	NJ Herald	
Re: Notice		\$ 14.40

Ms. Puccio made motion to approve the bills, funds permitting. Motion seconded by Ms. Fisher. Roll call vote:

Ms. Feenstra-Yes	Ms. Chammings-Yes
Ms. English-Yes	Ms. Fisher-Yes
Mr. Donofrio-Yes	Ms. Puccio-Yes
Mr. Emmons-Yes	

OLD/NEW BUSINESS:

#15-001 Franciscan Missionary, Block 2602, Lot 3.01

Chairman Emmons noted that the Applicant has requested that his matter be deferred to the Board's April meeting. Board Attorney Morgenstern suggested that the Board deem the application incomplete as per Board Engineer Golden's February 16th report.

Ms. Puccio made the motion to deem the application incomplete. Motion seconded by Ms. Feenstra. Discussion on the motion: The Board discussed the size of the proposed structure and if the Board can ask the Applicant about their "long term plan". Ms. Fisher reviewed the farming activity taking place on the property, which the Board discussed. The Board also discussed the Site Plan Waiver. Board Engineer Golden stated that he can email the Applicants, to discuss what will be required for a resubmission and so that they are prepared to discuss a "Long Term Plan" when they come back before the Board.

Roll call vote:

Ms. Feenstra-Yes	Ms. Chammings-Yes
Ms. English-Yes	Ms. Fisher-Yes
Mr. Donofrio-Yes	Ms. Puccio-Yes
Mr. Emmons-Yes	

The Board then discussed the Applicant's request to be able to provide notice for the next meeting, that they plan on attending. Board Engineer Golden stated that he is agreeable, as long as any additional information, is received at least 21 days prior to that meeting.

Ms. Fisher made the motion to allow the Applicant to advertise for a hearing, along with completeness, as long as any additional information is submitted, at least 21 days prior to that meeting. Motion seconded by Ms. Feenstra. Roll call vote:

Ms. Feenstra-Yes	Ms. Chammings-Yes
Ms. English-Yes	Ms. Fisher-Yes
Mr. Donofrio-Yes	Ms. Puccio-Yes
Mr. Emmons-Yes	

Use of Property

Ms. Fisher redistributed the Ordinance for the Board's consideration. The Board discussed when this type of Ordinance would be utilized. After a brief discussion, it was agreed to revisit this topic, at the next meeting.

Lot Line Adjustment

Board Engineer Golden reviewed the Ordinance that was distributed this evening, which was discussed with the Board. Board Engineer Golden stated that he can provide an Electronic Copy of the Ordinance to Board Attorney Morgenstern, so that it can be tweaked into Ordinance form.

Barns/Family Farms/Commercial Farms

Ms. Fisher stated that the Board may want to look at the Ordinances regarding Barns, Family Farms vs. Commercial Farms, so that it is clearly defined in the Township Ordinance, which the Board discussed.

Solar Energy Systems-Commercial

Deferred for this evening.

Wind Energy Systems

Deferred for this evening.

Lakefront Property Regulations

Deferred for this evening.

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

Ms. Chammings, Committee Designee, reviewed: the Fire Departments were present at the Township Committee meeting; Open Space Tax/Trust Fund was discussed; Township Municipal Building Renovations are moving forward; Planning Board Budget was cut; the Township Attorney will be preparing a Resolution pertaining to the cut in Road Funding Grants. She also stated that the Environmental Commission did not meet.

Board Attorney Morgenstern stated that the Zoning Board of Adjustment is scheduled to meet; however, he is not sure if there are any applications.

CORRESPONDENCE:

Ms. English questioned the correspondence received, by Green Acres, in regards to Wings Adventure, Block 801, Lot 2, which was discussed by the Board.

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

Respectfully Submitted:

Alfia Schemm
Board Secretary