

MINUTES OF DELAWARE TOWNSHIP PLANNING BOARD

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HYBRID IN-PERSON and VIRTUAL via ZOOM PUBLIC MEETING

DATE: October 4, 2022

Chairwoman Westlake called the meeting to order at 7:37pm.

Chairman Westlake read the Public Notice Requirements.

The Notice Requirements called for in the Open Public Meetings Act have been satisfied. Said Notice was transmitted to the Hunterdon County Democrat, The Times (of Trenton), and the Star-Ledger. Said Notice was posted in the Delaware Township Municipal Building and filed in the Board Office; all on February 2, 2022.

MEMBERS IN ATTENDANCE

Bailly, Coffey, Macomber, Westlake, Wright

MEMBERS ABSENT

Waltman, Gray, Vocke, Katz, Bench, Goldman

LIASON TO BOA IN ATTENDANCE

Chuck Cline

PROFESSIONALS/STAFF IN ATTENDANCE

- 1) Nick Dickerson
- 2) Denise Filardo, Board Secretary

MEETING MINUTES

- 1) MEETING MINUTES – SEPTEMBER 6, 2022

A motion was made by Mr. Macomber and seconded by Mr. Wright to adopt the Meeting Minutes of September 6, 2022. The vote record follows.

Roll Call: September 6, 2022 Meeting Minutes						
Member	Motion	2nd	Yes	No	Abstain	Absent
Waltman						X
Gray						X
Vocke						X
Bailly					X	
Coffey					X	

Katz (EC Liason)						X
Macomber	X		X			
Wright		X	X			
Goldman (Alt. 1)						X
Bench (Advisor)						X
Cline (BOA Liason)					Not Eligible	
Westlake (Chair)			X			

APPROVAL OF BILL LIST

The Board voted on the motion of Mr. Coffey, seconded by Ms. Bailly to approve payment of these charges. The vote record follows.

<i>Roll Call: Approval to Pay Bills</i>						
Member	Motion	2nd	Yes	No	Abstain	Absent
Waltman						X
Gray						X
Vocke						X
Bailly		X	X			
Coffey	X		X			
Katz (EC Liason)						X
Macomber			X			
Wright			X			
Goldman (Alt. 1)						X
Bench (Advisor)						X
Cline (BOA Liason)					Not Eligible	
Westlake (Chair)			X			

Ms. Westlake reported that the Township Committee accepted the proposal from Colliers to work on the Farmland Preservation Plan.

WORKSESSION: 2022 DRAFT MASTER PLAN REEXAM

Mr. Dickerson reviewed the 2022 Draft Reexamination Report dated August 25, 2022 attached herewith focusing on the underlined modifications and additions incorporated into the document since last discussed in July.

Discussions ensued regarding the following:

- Historic Advisory Committee and addition of Historic Preservation Element;
- Ordinance enacted allowing the conversion of existing accessory buildings to dwelling units in residential zones as a conditional use for the purpose of simultaneously encouraging an increase in the availability of rental units and preserving the existing rural atmosphere of Delaware Township as well as conserving existing building materials.

- The need for a community meeting room;
- Dilts Park and recreation space;
- Lack of finances to carry out certain Master Plan goals;
- Formation of Planning Board committee to address scenic resources/greenway;
- Updating needed to The Land Use Plan Element;
- Enhanced organization of Master Plan;
- Need for digitized Zoning Map update;
- Electric Vehicle charging stations;
- Items to be added to the 2023 reorganization agenda:
 - Unresolved Master Plan issues;
 - Locating and digitizing previous Master Plan documents;
 - Annual review of Master Plan goals to identify status of achievement;

Mr. Dickerson will incorporate items from tonight's discussion into the Draft Master Plan to be reviewed at the November meeting and targeted for adoption at the December meeting.

Ms. Westlake directed Secretary Filardo to ask Attorney Goodell to attend the November meeting and notice requirements will be discussed.

The Open Space and Recreation Plan and Farmland Preservation Plan elements will be discussed at the November meeting.

Ms. Westlake asked Mr. Dickerson to provide the Board with an estimate to update and digitize the Township Zoning map.

CORRESPONDENCE – None at this time.

COMMITTEE REPORTS

Subdivision and Site Plan Review Committee

Ms. Bailly, no report as the committee did not meet in September.

Ag. Advisory Committee

Mr. Coffey reported the following:

- Outreach flyers went out directing residents to contact Bob Hornby, CADB Administrator regarding preservation of property since Tiffany has resigned.
- The Bodine property is being worked on the state for a direct easement program

Open Space Committee

Mr. Coffey reported that the committee appreciates the work done on the Farmland Preservation Plan.

Master Plan Committee

Ms. Westlake stated that the Master Plan was just discussed in tonight's worksession.

Ordinance Review Committee

Mr. Coffey: no report as the committee has not met.

Quarry Compliance Committee

Mr. Macomber reported the following:

- We are awaiting another review;
- Four (4) boxes of old materials were organized and we are now up to date.

Stormwater Management Committee

Member Gray absent, not sure if committee met, report tabled.

LIAISON REPORTS

Board of Adjustment

Mr. Cline reported the following:

- The Board heard an application for the conversion of a garage to an apartment on a nine (9) acre parcel on Upper Creek Road at the September meeting.
- The Board will hear continued testimony on a density variance to construct a two-story building containing four (2) townhome rental units on Rosemont Ringoes Road.

Mr. Cline asked Ms. Davis, the Historic Advisory Committee chair if she will provide a written report to the BOA regarding the townhome application. Ms. Davis indicated that the commission has not yet met as a group to discuss the application, however she will try to have something prepared.

Environmental Commission

Ms. Katz was absent, report tabled.

Historic Advisory Committee

Mr. Vocke was absent, report tabled.

Shade Tree Commission

Mr. Coffey, report tabled as the commission did not meet.

Discussion ensued regarding the continuation of hybrid meetings since the Town Council has eliminated the virtual option at their meetings. Mr. Cline offered that the Town Council has approved the continuation of hybrid meetings for the BOA. Planning Board members decided that there are benefits to offering a virtual attendance option and Ms. Westlake will speak to Mayor Waltman about the PB continuing hybrid meetings.

Ms. Westlake announced that Tiffany, the Open Space Coordinator and Clerk resigned as of the end of this week.

PUBLIC COMMENTS / QUESTIONS

There were no members of the public in physical attendance or via Zoom.

ADJOURNMENT

A motion was made by Ms. Bailly and seconded by Mr. Wright and the meeting was adjourned at 9:09pm.

Respectfully Submitted,

Denise Filardo

Planning and Zoning Board Secretary

These minutes were adopted on November 01, 2022.