

# **MINUTES OF DELAWARE TOWNSHIP PLANNING BOARD**

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## **HYBRID IN-PERSON and VIRTUAL via ZOOM PUBLIC ANNUAL REORGANIZATION MEETING**

DATE: January 17, 2023

Secretary Filardo called the meeting to order at 7:40pm.

Secretary Filardo 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 3, 2022.

### **OATHS OF OFFICE**

The following Members were sworn by Attorney Goodell:

- 1) Charles Herman
- 2) James Waltman
- 3) Joan Bailly
- 4) Josh Goldman
- 5) Charles Cline (Planning Board Advisor and Board of Adjustment Liason)

### **MEMBERS IN ATTENDANCE**

Coffey, Katz, Herman, Macomber, Waltman, Westlake, Wright  
Goldman (via Zoom)

### **MEMBERS ABSENT**

Bailly, Gray

### **LIASON TO BOA**

Cline

### **PROFESSIONALS/STAFF IN ATTENDANCE**

- 1) Steve Goodell, Board Attorney (via Zoom)
- 2) Nick Dickerson, Board Planning Expert
- 3) Denise Filardo, Board Secretary

**NOMINATIONS AND ELECTIONS**

	<b>BOARD OFFICERS</b>
1	Chairperson
2	Vice Chairperson
3	Assistant Secretary

**ELECTION OF CHAIR**

Administrative Officer Filardo accepted nominations for Chair. Ms. Katz nominated Ms. Westlake and Mr. Coffey seconded the motion. There were no other nominations and nominations were closed. By voice vote, Member Westlake was elected Chair, with her abstention.

**ELECTION OF VICE CHAIR**

Chair Westlake accepted nominations for Vice-Chair. Ms. Katz nominated Ms. Bailly and Mr. Coffey seconded the motion. There were no other nominations and nominations were closed. By voice vote, Ms. Bailly was elected Vice-Chair.

**ASSISTANT SECRETARY**

Chair Westlake accepted nominations for Assistant Secretary. Mr. Macomber nominated Ms. Katz and Mr. Coffey seconded the motion. There were no other nominations and nominations were closed. By voice vote, Member Katz was elected Assistant Secretary, with her abstention.

**APPOINTMENT OF BOARD PROFESSIONALS**

	AREA OF EXPERTISE	EXPERT	FIRM
1	Attorney	Steve Goodell, Esq.	Parker McKay
2	Engineer	Rick Roseberry, PE	Colliers Engineering & Design
3	Planner	Nicholas Dickerson, PP	Colliers Engineering & Design
4	Environmental Consultant	Kevin Jamieson	Colliers Engineering & Design
5	Traffic Engineer	S. Maurice Rached, PE	Colliers Engineering & Design
6	Hydrogeologist	Robert L. Zelle PG	Colliers Engineering & Design
7	Hydrogeologist	Alexander Ross, PG	Colliers Engineering & Design
8	Secretary provided by Township	Denise Filardo	Delaware Township
9	Newspapers for publication of legal notices	Hunterdon County Democrat, The Star Ledger and The Times of Trenton	New Jersey Advance Media New Jersey Advance Media The Time of Trenton Publishing Corp.

A motion was made by Mr. Macomber motioned and seconded by Mr. Coffey to appoint the above referenced Board Professionals and to appoint the Board Secretary. The vote record follows.

<b>Roll Call: Appointment of Board Professionals and Board Secretary</b>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Herman			X			
Gray						X

Waltman			X			
Bailly						X
Coffey		X	X			
Katz			X			
Macomber	X		X			
Wright			X			
Goldman (Alt. 1)			X			
Cline (Advisor)					X	
Westlake (Chair)			X			

A motion was made by Mr. Macomber and seconded by Mr. Waltman to appoint the newspapers for publication listed above listed above. The vote record follows.

<b>Roll Call: Appointment of Newspapers for publication of legal notices</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Herman			X			
Gray						X
Waltman		X	X			
Bailly						X
Coffey			X			
Katz			X			
Macomber	X		X			
Wright			X			
Goldman (Alt. 1)			X			
Cline (Advisor)					X	
Westlake (Chair)			X			

A motion was made by Mr. Macomber and seconded by Mr. Herman to adopt the 2023 Meeting Calendar. The vote record follows.

<b>Roll Call: Appointment of Newspapers for publication of legal notices</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Herman		X	X			
Gray						X
Waltman			X			
Bailly						X
Coffey			X			
Katz			X			
Macomber	X		X			
Wright			X			
Goldman (Alt. 1)			X			
Cline (Advisor)					X	
Westlake (Chair)			X			

**MEETING MINUTES**

- 1) MEETING MINUTES – NOVEMBER 1, 2022

A motion was made by Mr. Macomber and seconded by Ms. Katz to adopt the Meeting Minutes of November 1, 2022. Mr. Herman abstained and the remaining members in attendance were all in favor.

**APPROVAL OF BILL LIST**

The Board voted on the motion of Mr. Waltman, seconded by Mr. Macomber to approve payment of the general legal bill invoice no. 3154437. The vote record follows.

<b>Roll Call: Approval to Pay the General Legal Bill Invoice No. 3154437</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Herman			X			
Gray						X
Waltman	X		X			
Bailly						X
Coffey			X			
Katz			X			
Macomber		X	X			
Wright			X			
Goldman (Alt. 1)			X			
Cline (Advisor)					X	
Westlake (Chair)			X			

The Board voted on the motion of Mr. Herman, seconded by Mr. Waltman to approve payment of the general legal bill invoice no. 3156840. The vote record follows.

<b>Roll Call: Approval to Pay the General Legal Bill Invoice No. 3156840</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Herman	X		X			
Gray						X
Waltman		X				
Bailly						X
Coffey			X			
Katz			X			
Macomber			X			
Wright			X			
Goldman (Alt. 1)			X			
Cline (Advisor)					X	
Westlake (Chair)			X			

The Board voted on the motion of Mr. Waltman, seconded by Mr. Coffey to approve payment of the Escrow bills. The vote record follows.

<b>Roll Call: Approval to Pay the Escrow bills</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Herman			X			
Gray						X

Waltman	X		X			
Bailly						X
Coffey		X	X			
Katz			X			
Macomber			X			
Wright			X			
Goldman (Alt. 1)			X			
Cline (Advisor)					X	
Westlake (Chair)			X			

**ADOPTION OF 2022 DRAFT MASTER PLAN**

Chairwoman Westlake confirmed with Secretary Filardo that the Public Hearing for adoption of the Master Plan Reexam was publicly noticed.

The Board voted on the motion of Mr. Waltman, seconded by Mr. Macomber to adopt the 2022 Draft Master Plan Reexam. The vote record follows.

<b><i>Roll Call: Adoption of the 2022 Draft Master Plan Reexam</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Herman			X			
Gray						X
Waltman	X					
Bailly						X
Coffey			X			
Katz			X			
Macomber		X	X			
Wright			X			
Goldman (Alt. 1)			X			
Cline (Advisor)					X	
Westlake (Chair)			X			

Secretary Filardo will communicate with the Clerk and Deputy Clerk to have a tab added along top of home page of the Township website to access the Master Plan Reexam.

**CORRESPONDENCE** – None at this time.

**COMMITTEE REPORTS**

Subdivision and Site Plan Review Committee

Ms. Bailly absent: report tabled.

Ag. Advisory Committee

Mr. Coffey: no report as the committee did not meet.

Open Space Committee

Mr. Coffey reported the following:

- The last meeting took place on December 19, 2022;
- The committee discussed Government grants, a digital map for preserved farms and open space;
- We created a subcommittee to address social media and its application to Boards & Committees.

Master Plan Committee

Ms. Westlake stated that there is nothing to report as we just adopted the Draft Master Plan Reexam.

Ordinance Review Committee

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

Quarry Compliance Committee

Mr. Macomber reported the following:

- The last meeting was November 10, 2022.
- The Township Engineer met with Trap Rock to obtain a more complete analysis.
- Ash trees have knocked down fencing.
- The quarry has been dormant for 15 years.

Stormwater Management Committee

Ms. Westlake and Mr. Wright will check with Sue Lockwood at next week Open Space meeting to ask about the Stormwater Management Committee meeting dates.

**LIAISON REPORTS**

Board of Adjustment

Mr. Cline reported that the Board had a full meeting in January and the following decisions/actions were taken:

- 1) ROGER AND HOLLY LOCANDRO  
Grant of an Extension of the Time of the protection period for the Final Major Site Plan and Subdivision Approval of Phase II pursuant to N.J.S.A. 40:55D-52 and an Extension of the Time within which to obtain a construction permit.
- 2) FRIENDS OF THE LOCKTOWN STONE CHURCH, INC.  
Grant of Use Variance to permit an Assembly Use along with Bulk Variance relief to construct a 702sf accessory building containing an ADA-accessible restroom, kitchenette and storage space.
- 3) GTG Builders, LLC

Denial of Use Variance and Denial of Preliminary and Final Major Site Plan Approval to construct four, two-bedroom apartments, each having an attached garage in the rear of the proposed building.

There were about fifteen (15) members of the public in attendance who voiced their opinions on the proposed project. The final vote was four (4) to three (3) to reject the application.

#### Environmental Commission

Ms. Katz reported the following:

- A subcommittee was formed to work on grants.
- Suggested that it is a good idea to partner with the Open Space Committee for grants.

#### Historic Advisory Committee

Report tabled.

#### Shade Tree Commission

Mr. Coffey reported the following:

- The Committee met on December 1, 2022;
- Discussion on planting trees on Township property located on Route 523 at the back of Higgins Farm development;
- The new trees at Dilt's Park look good.

### **PUBLIC COMMENTS / QUESTIONS**

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

### **ADJOURNMENT**

A motion was made by Ms. Katz and seconded by Mr. Coffey and the meeting was adjourned at 8:21pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were adopted on February 9, 2023.