

Chairman John Gangemi called the regular meeting of the Mine Hill Township Planning Board to order at 7:30 pm and led those present in the Pledge of Allegiance.

OPEN PUBLIC MEETINGS NOTICE

Mr. Gangemi announced that adequate notice for this meeting had been given as required by law.

ROLL CALL: Members Present – Mr. Frank; Mr. Gallerano; Mr. Gangemi; Mr. Gorman; Mr. Morris;
Mr. Sauchelli; Mr. Willis
Members Absent – Mr. Alpaugh; Mr. Hrynio
Alternates Present – None
Also Present – Mr. Haggerty, Board Attorney; Ms. Macchia, Municipal Clerk
Public Present – None

APPROVAL OF MINUTES

It was noted that the minutes of the last meeting are being prepared by former Board Clerk Theresa Vervaeet and will be available for approval at the next meeting.

CORRESPONDENCE

- a. Memo from Township Administrator Al Thompson re: Appointment of Administrative/Recording Clerk
- b. Memo from Municipal Clerk Amanda Macchia re: Review of Land Use Ordinance

RESOLUTIONS & MOTIONS

Resolution 005-13 Appointment of Administrative/Recording Clerk

A motion was made by Mr. Frank and seconded by Mr. Gangemi to approve the resolution. Seeing no discussion, the roll was called and the resolution was approved by the following vote:

Ayes: Mr. Frank; Mr. Gallerano; Mr. Gorman; Mr. Morris; Mr. Sauchelli; Mr. Willis; Mr. Gangemi
Nays: none
Absent: Mr. Alpaugh; Mr. Hrynio
Abstentions: none

CONSIDERATION & APPROVAL OF VOUCHERS

Mr. Frank noted that the vouchers presented are from the former Board of Adjustment. The work was completed and the bills are appropriate to be paid.

Discussion followed regarding the appropriate accounts to charge and how to budget for Planning Board expenses going forward.

A motion was made by Mr. Frank and seconded by Mr. Gangemi to approve the vouchers as presented contingent upon sufficient funds available in escrow. Seeing no further discussion, the roll was called and the vouchers were approved by the following vote:

Ayes: Mr. Frank; Mr. Gallerano; Mr. Gorman; Mr. Sauchelli; Mr. Gangemi
Nays: none
Absent: Mr. Alpaugh; Mr. Hrynio
Abstentions: Mr. Willis; Mr. Morris

PUBLIC HEARING ON APPLICATIONS PREVIOUSLY DEEMED COMPLETE

Application 003-12 Salvatore Milelli (Deemed Complete 12/18/12 – Time Expires 04/17/13)

It was noted that Mr. Milelli’s attorney requested postponement due to a conflict for this meeting date. A motion was made by Mr. Gangemi and seconded by Mr. Frank to carry the application to the March meeting without further notice. Seeing no discussion, the motion was approved by a voice vote; Mr. Willis and Mr. Morris abstained.

COMPLETENESS REVIEWS

Application 002-12 J&E Auto, LLC

It was noted that the applicant had not noticed for this meeting, and no action on this matter is necessary at this time.

NEW & OLD BUSINESS

Consistency Hearing – Township Council Ordinance 02-13 Right to Farm

Mr. Willis explained that these are the minimum requirements for State approval of this ordinance. It was noted that this ordinance places limits on livestock density that are not currently in place. Mr. Haggerty described it as the safety valve for farmland preservation, and he recommends approval of this ordinance. Discussion followed regarding the particulars of the Right to Farm Act. It was noted that without this ordinance a property owner cannot sell their property building rights into farmland preservation. Mr. Morris added that this ordinance could be repealed if no property becomes preserved farmland.

Further discussion occurred regarding enforcement rights. It was noted that, by passing this ordinance, the Council would be waiving the Township’s rights to enforce violations on the property; enforcement rights would move to the Morris County Agricultural Board.

A motion was made by Mr. Frank and seconded by Mr. Gorman to recommend this ordinance to the Township Council as consistent with the Master Plan with advice to the Council to address potential violations with regard to property use prior to adoption. Seeing no further discussion, the motion was approved by a voice vote; Mr. Willis abstained.

Discussion of Land Use Ordinance

Mr. Gangemi noted that approximately half of the Land Use Ordinance was reviewed at the last subcommittee meeting. The next subcommittee meeting is scheduled for next week. Mr. Morris noted that the subcommittee should focus strictly on content and that matters of grammar, numbering, etc. will be addressed by the recodification. Some substantive changes were noted by Mr. Haggerty and will be discussed with the full Board when the review is complete.

OPEN TO THE PUBLIC

None.

ADJOURNMENT

There being no further business, a motion was made by Mr. Frank and seconded by Mr. Gorman to adjourn the meeting at 8:33 PM. The motion was approved by a voice vote.

Respectfully Submitted,

Amanda G. Macchia, RMC
Mine Hill Municipal Clerk
Board Administrative Clerk

Approved on this _____ day of _____, 20____

Planning Board Chairman