

Board Chairman Gary Frank 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. Frank announced that adequate notice for this meeting had been given as required by law.

ROLL CALL: Members Present – Mr. Alpaugh; Mr. Frank; Mr. Gallarano; Ms. Goldstein; Mr. Gorman; Mr. Heredia; Mr. Morris; Mr. Sauchelli; Mr. Willis
Members Absent – none
Alternates Present – Ms. Del Rio
Also Present – Mr. Weiner, Board Attorney; Mr. Sterbenz, Engineer; Ms. Macchia, Municipal Clerk/Planning Board Administrator
Public Present – Approximately 2

APPROVAL OF MINUTES

None.

CORRESPONDENCE

None.

CONSIDERATION AND APPROVAL OF VOUCHERS

A motion was made by Mr. Heredia and seconded by Mr. Gorman 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. Alpaugh; Mr. Gallarano; Mr. Gorman; Mr. Heredia; Mr. Morris; Mr. Sauchelli
Nays: none
Absent: none
Abstentions: Mr. Willis; Mr. Frank

- a. Benkendorf Escrow 711209
 - i. \$31.25 to Mr. Sterbenz (227790)
- b. J&E Auto Escrow 711285
 - i. \$50.00 to Mr. Haggerty (205665)
 - ii. \$150.00 to Mr. Haggerty (206236)
 - iii. \$662.50 to Mr. Haggerty (206238)
- c. Milelli Escrow 711286
 - i. \$156.25 to Mr. Sterbenz (227791)
 - ii. \$50.00 to Mr. Haggerty (205665)
 - iii. \$25.00 to Mr. Haggerty (206236)
 - iv. \$43.75 to Mr. Haggerty (206237)
- d. Engle Escrow 711287
 - i. \$100.00 to Mr. Haggerty (205665)
- e. John Curry Escrow 711288
 - i. \$93.75 to Mr. Sterbenz (227792)
 - ii. \$25.00 to Mr. Haggerty (206236)

- f. Planning Board Budget
 - i. \$93.75 to Mr. Sterbenz (227789)

RESOLUTIONS & MOTIONS

Resolution to Amend Meeting Schedule

A motion was made by Mr. Alpaugh and seconded by Mr. Heredia to approve of the resolution as presented. The roll was called, and the resolution was approved by the following vote:

Ayes: Mr. Alpaugh; Mr. Gallarano; Mr. Gorman; Mr. Heredia; Mr. Morris; Mr. Sauchelli; Mr. Willis; Mr. Frank

Nays: none

Absent: none

Abstentions: none

BE IT RESOLVED, by the Planning Board of the Township of Mine Hill, in the County of Morris, New Jersey that the meeting schedule established by Resolution 004-14 be amended for the remainder of 2014 as follows:

- April 7, 2014
- May 5, 2014
- June 9, 2014 – moved to June 16, 2014
- July 7, 2014
- August 4, 2014
- September 8, 2014 – moved to September 15, 2014
- October 6, 2014
- November 10, 2014 – moved to November 17, 2014
- December 1, 2014

BE IT FURTHER RESOLVED that certified copies of this resolution shall be e-mailed to the Daily Record, filed with the Clerk of Mine Hill Township and filed on the bulletin board in the main hallway of the Municipal Building.

Discussion of Subcommittee Meeting Time and Objectives

Following discussion it was concluded that a subcommittee of Mr. Alpaugh, Mr. Gallarano, Mr. Morris and Mr. Sauchelli would hold their first meeting on Tuesday, March 11, 2014, at 7pm to discuss the corrections needed within the Land Use Ordinance.

COMPLETENESS REVIEWS

Application 002-13 John Curry

Mr. Sterbenz noted that the Board had previously deemed this applicant incomplete for a number of deficiencies. Mr. Sterbenz has since met with the applicant, has received additional materials, and now feels that the applicant can be deemed complete. Discussion followed regarding the type of variances being applied for. It was concluded that this would be a C variance and that the applicant should notice for setbacks, structure size, and “any and all other relief deemed appropriate” for the next meeting.

A motion was made by Mr. Sauchelli and seconded by Mr. Gorman to deem the applicant complete. The roll was called and the motion was approved by the following vote:

Ayes: Mr. Alpaugh; Mr. Gallarano; Ms. Goldstein; Mr. Gorman; Mr. Heredia; Mr. Morris; Mr. Sauchelli; Mr. Willis; Mr. Frank

Nays: none

Absent: none

Abstentions: none

Application 003-12 Milelli

It is noted that Mr. Frank recuses himself from this matter for reasons of proximity of the subject property to his business, and that Mr. Morris and Mr. Willis recuse themselves from this matter because it is a D variance.

Mr. Sterbenz reviewed his memo of February 25, 2014. He stated that deficiencies 1B, 1C and 1E had since been resolved by the applicant. Remaining deficiencies 1A (checklist completion) and 1D (water utility mark out) could conceivably be corrected in time for the next meeting. Discussion followed regarding waivers requested. It was concluded that request for waiver 2A (traffic analysis) was voided by submission of the necessary document and that request for waiver 2B (environmental impact statement) was acceptable.

A motion was made by Ms. Goldstein and seconded by Mr. Gallarano that the applicant be deemed incomplete at this time, with the understanding that if the deficiencies were corrected and the meeting properly noticed the applicant could be deemed complete and move directly into public hearing at the next meeting. The roll was called and the motion was approved by the following vote:

Ayes: Mr. Alpaugh; Ms. Del Rio; Mr. Gallarano; Ms. Goldstein; Mr. Gorman; Mr. Heredia; Mr. Sauchelli
Nays: none
Absent: none
Abstentions: none

NEW & OLD BUSINESS

Mr. Sauchelli asked several questions of Counsel in preparation for future meetings. Following discussion, it was concluded that (1) other legal/illegal activity by the applicant has no bearing on site plan approval unless there is a violation on the site plan itself, (2) Federal and State regulations preempt Township regulations, meaning that all Board approvals are potentially subject to approval by the higher authority, and (3) legal restrictions on the property, such as encroachments and easements, have a substantial bearing on site plan approval and the onus is on the applicant to prove such matters are in order.

OPEN TO THE PUBLIC

None at this time.

ADJOURNMENT

There being no further business, a motion was made by Ms. Goldstein and seconded by Mr. Gorman to adjourn the meeting at 9:02 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