

**WEST AMWELL TOWNSHIP
PLANNING BOARD – REGULAR MEETING
August 15, 2023 Minutes – 7:00 PM**

The West Amwell Township Planning Board meeting was called to order at 7:00 PM by Chairman Tomenchok followed by the salute to the flag.

The following statement of compliance with the Open Public Meetings Act as listed on the meeting agenda was read into the record by Chairman Tomenchok: This meeting was called pursuant to the provisions of the Open Public Meetings Act. This meeting was noticed as a regularly scheduled meeting transmitted to the Hunterdon County Democrat and the Times of Trenton on January 26, 2023. A copy of this notice is available to the public and is on file in the Office of the Planning Board and Township Clerk.

The following general policy statement of the Planning Board was read into the record by Chairman Tomenchok: The Board’s general policy is to end the presentation of testimony on applications by 10:30 PM and to conclude all Board business by 11:00 PM. When necessary, the Chairman may permit a reasonable extension of those time limits.

Attendance – Roll Call

Present: Bob Balaam
Jim Cally
John Dale
Nella Hamtil
John Haug
Carl Ippolito
Christopher Morgan
Joe Petrucci
Rob Tomenchok
John Flemming – Alt. #1
Connor Montferrat – Alt. #2

Excused: No one

New Business – Other

Public Hearing: 1874 Barn, LLC – Block 26 Lot 29: Preliminary & Final Major Site Plan with Variances to Construct a 2-story Addition Including a Kitchen, Café, Restroom and Retail Space to the Existing Structure Located at 1874 River Road

It was noted for the record that the applicant had submitted revised plans outside of the required 10 day window, therefore Board could not proceed with the public hearing. Since the notice contained the appropriate “catch all” language for any possible additional variances, a motion was made by Chris Morgan and seconded by Carl Ippolito carrying the public hearing to the Board’s 9/19/23 meeting without any further public notice. The motion was unanimously approved by voice vote.

Unfinished Business

Continued Discussion on the Economic Plan Element of the Master Plan

Chairman Tomenchok commented that he had requested data from the High School and is seeking additional details on how much money they received in aid for the school choice program. There was some continued discussion on the data provided from the school and how it can be incorporated into both the Economic Development Plan and the Community Facilities Plan Elements.

Chairman Tomenchok noted the next Element for review will be the Community Facilities Plan.

Chairman Tomenchok also commented on the need for the Township’s sign ordinance to be updated to eliminate plastic, neon, billboard, backlit and digital signage.

Approval of Bill List

A motion by Chris Morgan, seconded by John Dale to approve the 8/15/23 bill list was unanimously approved by roll call vote.

It was noted for the record that Chairman Tomenchok suggested a bill be sent to the school for payment of the \$850.00 invoice from the Board’s Engineer for his review of the proposed new school. He remarked that the Board should not have to pay for the Engineer since he believes the project is not consistent with the Master Plan.

Correspondence

It was noted for the record that there was no correspondence listed on the agenda.

Open to the Public

Chairman Tomenchok opened the floor to public comment. Seeing no members of the public who wished to speak, a motion was made by Jim Cally and seconded by Bob Balaam to close the floor to public comment. The motion was unanimously approved by voice vote.

Minutes

A motion by Connor Montferrat, seconded by Carl Ippolito approving the Board’s 5/16/23 meeting minutes as revised was approved by voice vote with Mr. Cally and Mr. Morgan abstaining.

A motion by Jim Cally, seconded by Chris Morgan approving the Board’s 6/20/23 meeting minutes as revised was approved by voice vote with Mr. Petrucci and Ms. Hamtil abstaining.

Adjournment

A motion by Chris Morgan, seconded by Connor Montferrat to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 8:10 PM.

Maria Andrews, Planning Board Secretary