

**WEST AMWELL TOWNSHIP
PLANNING BOARD – REGULAR MEETING
March 21, 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 – *(arrived at 7:10 PM)*
Joe Petrucci
Rob Tomenchok
John Flemming – Alt. #1
Connor Montferrat – Alt. #2
Attorney Tara St. Angelo
Planner Joanna Slagle

Excused: No one

Approval of Bill List

It was noted for the record that no bill list was received from the Finance Department.

New Business – Other

It was noted for the record that there were no new business matters listed on the agenda for discussion.

Unfinished Business

Discussion: Master Plan Re-exam – Status Update

Chairman Tomenchok noted the review of the Land Use Element is a work session this evening, not a public hearing.

The Board reviewed the 2012 recommendations and noted the following ones will be considered in this re-exam:

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1. Zoning ordinances should be reviewed for consistency with current State statutes
2. Conditional use standards should be reviewed and updated as needed
3. Retaining wall standards should be reviewed in light of newer construction technologies
Planner Slagle commented that she will speak with Engineer Burr about this recommendation.
4. Establishing standards for residential generators
5. Review of home occupations and home based business standards
6. Review of in-law and mother-daughter suite standards
7. Special events and itinerant sales regulations should be reviewed
8. Review of renewable energy standards
9. Review of accessory building standards
10. Review of swimming pool standards
11. Review of standards for “after disaster” mobile homes as temporary living quarters
12. Review of all enforcement standards and penalties
13. Review of demolition standards for historic structures
14. Review of sign standards in light of newer technologies

The following recommendations were briefly discussed as potential additions to the Land Use Plan Element:

1. Review of definitions
2. Review of standards for warehouses and flex space
3. Review of standards for drones
4. Review of standards for helipads vs. helistops
5. Review of checklists for site plans and variances – the need for electronic copies of all docs
6. Review of initial fee and escrow deposit requirements
7. Consideration of fiscal impact/market studies for projects

Chairman Tomenchok noted the next steps are to review the data tables and get a final copy of the Land Use Plan Element ready for distribution.

The next element to be reviewed by the board will be the Economic Plan.

Open to the Public

Chairman Tomenchok opened the floor to public comment. Dave Beaumont of 205 Rock Road West came forward and stated he had reviewed both the Circulation Plan Element and the school section of the Community Plan Element. He commented that there are discrepancies between the Township Code and the Master Plan and said he is interested in assisting with the re-exam in any way he can be of help.

Chairman Tomenchok suggested Mr. Beaumont forward whatever comments he has to Board Secretary Andrews so they can be reviewed and discussed as the various Master Plan elements come up for re-examination.

Seeing no other members of the public who wished to speak, a motion was made by Dale and seconded by Morgan to close the floor to public comment. The motion was unanimously approved by voice vote.

Minutes

A motion by Haug, seconded by Montferrat to approve the Board’s 2/21/23 meeting minutes as revised was approved by voice vote with Mr. Balaam, Mr. Morgan and Mr. Flemming abstaining.

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Adjournment

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

The meeting adjourned at 9:10 PM.

Maria Andrews, Planning Board Secretary