

**WEST AMWELL TOWNSHIP  
PLANNING BOARD MEETING  
May 17, 2011**

The West Amwell Township Planning Board meeting was called to order at 7:33 PM by Chairman Pfeiffer 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 Pfeiffer: This meeting was called pursuant to the provisions of the Open Public Meetings Act. This meeting was included in a list of meetings transmitted to the Hunterdon County Democrat and Trenton Times on January 27, 2011. Notice has been posted on the bulletin board at Town Hall on May 12, 2011, and has remained continuously posted as to required notices under the Statute. 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 Board was read into the record by Chairman Pfeiffer: 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 Chair may permit a reasonable extension of those time limits.

The meeting was recorded via digital recording system and a copy of the CD is on file in the Office of the Planning Board.

**Attendance – Roll Call**

**Present:** Lonnie Baldino  
Stephen Bergenfeld  
John Haug  
Sean Pfeiffer  
Hal Shute  
Joan Van der Veen  
Rob Tomenchok – Alt. #1  
Nella Hamtil – Alt. #2  
Attorney Shurts  
**Excused:** George Fisher  
Tom Molnar  
Chester Urbanski

**Approval of Bill List**

A motion by Baldino, seconded by Van der Veen to approve the vouchers for payment as listed on the agenda was unanimously approved by roll call vote.

**Resolutions of Approval**

**Resolution PB#2011-09: Arthur F. Foran, III., et al. and Amwell Valley Conservancy, Inc. Block 7 Lots 16.01, 17 and 19.01 – Minor Subdivision (Boundary Line Adjustment)**

Attorney Shurts noted for the record that the Applicant's Attorney George Dilts reviewed the Resolution and had no issues.

A motion by Haug, seconded by Baldino to approve Resolution PB#2011-09 was approved by roll call vote.

Attorney Shurts was excused from the meeting at this time, 7:37 PM.

### **Applications**

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

### **Unfinished Business**

#### **Planning Board Review of Ordinance 9, 2011: An Ordinance to Amend Chapter 109 of the Code of the Township of West Amwell – Amount of Fees and Escrow Deposits Due**

Chairman Pfeiffer commented that the Ordinance was introduced by the Township Committee and the public hearing is scheduled for next week.

A motion by Baldino, seconded by Van der Veen to find Ordinance 9, 2011 consistent with the Master Plan and recommend adoption by the Township Committee was unanimously approved by voice vote.

#### **Discussion – Community Facilities Plan Element Update – Final Draft Status Update**

Chairman Pfeiffer noted this Element is on hold until the budget is adopted to ensure there is money for the Planner's review.

#### **Discussion – Economic Plan Element – Status Update**

Mr. Shute commented that he and Mr. Tomenchok are continuing to work on the Element and he indicated they are making progress. Mr. Tomenchok estimated the Element is about 50% complete.

#### **Discussion – Conditional Use Ordinance Review Status Update**

Chairman Pfeiffer commented that he and his workgroup are continuing to work on the Ordinance. He indicated a draft will likely be available for the Board's review next month.

### **New Business**

#### **Correspondence**

It was noted for the record that there were no comments made on any of the correspondence listed on the agenda.

### **Approval of Minutes**

A motion by Haug, seconded by Van der Veen to approve the Board's minutes from the 4/19/11 meeting as revised was unanimously approved by voice vote.

### **Adjournment**

A motion by Baldino, seconded by Bergenfeld to adjourn was unanimously approved by voice vote.

The meeting adjourned at 7:41 PM.

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Maria Andrews, Planning Board Secretary