

September 12, 2007

The monthly meeting of the Greenwich Township Planning Board was held on the above date and was called to order by Tom Bolger, Chairman, at 7:30 p.m. in the Municipal Building. The meeting opened with the Pledge of Allegiance.

Pursuant to the Open Public Meetings Act, Chapter 231, PL, 1975, adequate notice of this meeting has been given in accordance with the Open Public Meetings Act by:

1. Mailing a notice of scheduled meetings of the Greenwich Township Planning Board to the Express-Times and Star-Ledger.
2. Posting a notice thereof on the Township bulletin board.
3. Filing a copy thereof with the Township Clerk.

Board members present: Jim Adams, Dave Barretto, Helio Carvalho, Elaine Emiliani; via phone, Ken Hoser, Roy North, Doris Rayna, Vice-Chairwoman; Tom Bolger, Chairman; Also present were Michael Finelli, PE., William Edleston, Esq., and David Banisch, Planner. Absent were Tim Gale, Bill Kanyuck, Charles Stillman.

Dave Barretto made a motion, seconded by Ken Hoser, to adopt the minutes of the August 8, 2007 meeting. The motion carried with the following roll call vote:

IN FAVOR: Barretto, Emiliani, Hoser, Rayna, Bolger.
OPPOSED: None.
ABSTAINED: Adams, Carvalho, North.

Motion carried.

Update on Farmland Preservation. A memorandum was provided by David Banisch to update the Planning Board on Farmland Preservation Plan. In accordance with the State's new rules, the Warren County Agricultural Development Board is preparing an updated County Farmland Preservation Plan. This is required in order for the County to continue to receive State funding for farmland preservation in Warren County. Changes at the State level require an updated FPP from the County, which identifies the County's Agricultural Development Areas (ADA's) as well as Planning Incentive Grant Project

Areas and a list of target farms. Farms in municipal PIG's must be included in a CADB designated ADA in order that State PIG funding may be received to preserve a farm in the municipal PIG.

On August 24, 2007, there was a meeting on the State's new rules sponsored by the County's Land Preservation Office, at which time the County's draft farmland preservation map was shown and Greenwich Township was not included in the County Plan on the draft map. The Township Committee was notified about this problem. Elaine Emiliani and Greg Blaszk made calls to County officials expressing their concern over the entire Township being left out of the County Plan. The Mayor and Elaine Emiliani submitted letters to the CADB requesting changes to the Map and on September 6, the CADB held a meeting, attended by Greg Blaszk and Joanna Slagle from Banisch's office, at which the CADB presented a revised County FPP map which included portions of Greenwich Township in the County's Agricultural Development Area and the County's PIG Project Area as requested by the Mayor, Elaine and Greg.

Mr. Banisch stated that if a particular farm is not included in an Agricultural Development Area, it is not eligible for funding in the Municipal PIG. It is very important that all of the farms in the ADA be included.

The following maps were distributed to the board:

1. Warren County CADB Project Area and ADA Designations: Sewer Service Areas.
2. Greenwich Township's Requested Warren County CADB Project Area and ADA Designations with Township Target Farms.
3. Land Use Plan.

A list of Target Farms is provided on page 2 of Mr. Banisch's report of September 12, 2007. This list of target farms, a map and a request for County cost sharing must be submitted to the CADB by September 15 in order for the target farms to be included in the Township's FPP and PIG. A completed FPP is due December 15, 2007. A formal letter of intent will be submitted stating that the board is going to adopt that Plan and identify the list of target farms.

A Resolution was drafted by Mr. Banisch setting forth the reasons as to why the township should be included in an Agricultural Development Area and Project Area. It specifically sites the 2006 Land Use Plan and the Goals and Objectives of the Land Use Plan particularly those aimed at farmland preservation. The Resolution concludes by requesting that certain amendments be made and those amendments are shown on the map entitled Greenwich Township's Requested Warren County CADB Project Area and ADA Designations with Township Target Farms. The planning board should adopt the

Resolution and send it to the Warren County Freeholders and County Agriculture Development Board to request that the CADB designate ADA and Project Areas to include additional areas of the township that are currently under farmland production and situated within the Township's RCD.

The Chair should co-sign the letters that Elaine Emiliani and Mayor Kanyuck wrote to the County, basically appealing to the Freeholders and the CADB to include Greenwich Township's farms in the County's FPP PIG Project Area.

Doris Rayna questioned how Greenwich Township farms were omitted from the plan. Elaine Emiliani, via telephone, stated that Greenwich Township did everything that they possibly could do to make sure that everyone knew their wishes about the farmland preservation and which properties were actually designated and our efforts were, probably, the strongest efforts of anyone in the County. When it went to the SADC, they talked about the 80% rule and not 100% could be in there. From that point on it went downhill. But now, we are going to make sure that everything the township needs to get done will get done. We are an agriculture township and our farms should be included.

Dates to remember:

September 15, 2007: issue a formal letter saying that the township will adopt an update Farmland Preservation Plan and apply for PIG money.

December 15, 2007: submit a substantially complete plan to the SADC. Following December 15, 2007, there are 60 days that the SADC will take to review the plan and identify either inconsistencies with the rules or deficiencies in the plan. They can take more than 60 days for their review, if needed.

Jim Adams made a motion, seconded by Elaine Emiliani, to adopt the Resolution as a statement of policy and request for map changes to the CADB and the Warren County Freeholders. The vote is as follows:

IN FAVOR: Adams, Barretto, Carvalho, Emiliani, Rayna, Bolger, North.
OPPOSED: None.
RECUSED: Hoser.

Motion carried.

Dave Barretto made a motion, seconded by Helio Carvalho, to have Tom Bolger, Chairman of the Planning Board, co-sign a letter and forward it to the Freeholders and County Agricultural Board.

IN FAVOR: Adams, Barretto, Carvalho, Emiliani, Rayna, Bolger, North.
OPPOSED: None.
RECUSED: Hoser.

Motion carried.

Agricultural Advisory Committee. David Banish prepared a draft Ordinance establishing an Agricultural Advisory Committee in accordance with updated SADC rules. The purpose of this ordinance is to establish a municipal Agricultural Advisory Committee to advise the Township Committee on matters pertaining to the preservation and ongoing operation of agricultural activity in the Township of Greenwich. The committee would consist of three (3) members and two (2) alternate members, all of which shall be residents of the Township of Greenwich and also additional representatives to assist the board. Mr. Banisch suggested that the ordinance be forwarded to the Township Committee and recommend its' adoption, along with suggested names and if the residents agree to serve, invite them to the October planning board meeting and have a joint meeting on the Farmland Preservation Plan.

James Adams made a motion, seconded by Helio Carvalho, to recommend to the Township Committee to adopt the ordinance to reconstitute the Agricultural Advisory Committee and recommend the following township residents to serve on that committee: Doris Rayna, Patrick Mahoney, Dawn Marie Kondas. The vote is as follows:

IN FAVOR: Adams, Barretto, Carvalho, Emiliani, Rayna, Bolger, North.
OPPOSED: None.
RECUSED: Hoser.

Motion carried.

The County's map will be the subject of a hearing on September 21, 2007 at the Warren County CADB's regular meeting, at which time the County's draft Farmland Preservation Plan is expected to be released to the public. The last opportunity for public comment before final adoption is October 18, 2007. Greg Blaszkas, Elaine Emiliani, David Banisch and Tom Bolger will be in attendance.

Zoning Ordinance Revisions update. Waiting for authorization from the Township Committee to budget money. Action on the budget authorization may be as soon as the Committee's next meeting on September 20, 2007.

Community Facilities Plan. Waiting for authorization from the Township Committee to budget money. Action on the budget authorization may be as soon as the Committee's next meeting on September 20, 2007.

Proposed Ethics Ordinance. At the August 2007 planning board meeting, the board requested that Tom Bolger draft a short letter making a recommendation to the Township Committee that they adopt a "Full Disclosure" ordinance. The following was drafted: The Greenwich Township Planning Board is requesting that the Greenwich Township Committee adopt a "Full Disclosure" ordinance. Although not mandatory by statute, it has been the practice in Greenwich Township to have the developer work their concept plans and application through the Greenwich Township Planning Board or Board of Adjustment. While Greenwich Township cannot adopt a Resolution in conflict with State statute, it can adopt a "Full Disclosure" ordinance which will encourage that practice. As part of the developer application process, the developer would be obligated to disclose:

1. The developer's campaign donations.
2. All non-public discussions with Greenwich Township Committee and Board members.
3. Whether Greenwich Township itself and/or any Greenwich Township Committee or board members would benefit financially or otherwise from the developer's application.

Sample ordinances were provided.

Elaine Emiliani, via telephone, stated that the proposed ordinance should be edited to include the developer's attorney, developer's employees, the land owner, and anyone with a financial interest in the property which is part of the application. All developer's professionals should also be included. Tom Bolger stated everyone involved in the application should have to comply. The purpose of the ordinance is to encourage proper behavior and that all discussion regarding the development is done in a public forum so it is public knowledge. Attorney Edleston stated that the board has a right to ask for disclosure.

Dave Barretto made a motion, seconded by Jim Adams, to send a letter to the Township Committee, requesting that the Township Committee draft an ordinance and request that the above stated items be included in the ordinance. The vote is as follows:

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IN FAVOR: Adams, Barretto, Carvalho, Emiliani, Hoser, Rayna,
Bolger, North.
OPPOSED: None.
ABSTAINED: None.

Motion carried.

Jim Adams made a motion, seconded by Helio Carvalho, to adjourn the meeting. Motion carrier. Meeting adjourned at 8:30 P.M.

Elva N. Pomroy
Planning Board Secretary

Tom Bolger, Chairman