

A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF SANDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY WAS HELD ON MONDAY, JULY 1st, 2019 AT THE MUNICIPAL BUILDING BEGINNING AT 7:00 P.M.

Chairman Utter called the meeting to order. This meeting has been advertised in accordance with the Open Public Meetings Act by advertising notice of the meeting in the N.J. Herald and posting copy of the notice in the Sandyston Township Municipal Building.

Roll Call:

Members Present: Huber, Smith, Green, Sinha, Woodhead, Mikulka, and Utter.

Absent: Harper, Hull, Cunico, Milligan

ALSO PRESENT: Jessica Caldwell, Municipal Planner

PLAN ENDORSEMENT DISCUSSION:

Jessica Caldwell, Municipal Planner, appeared before the planning board to discuss the matter of plan endorsement. The township received information from State Planning Commission regarding the Centers of Layton and Hainesville. Until recently the Centers were extended as a Center of Place. However, the State has determined it will require plan endorsement as it will no longer extend the center designation. Plan Endorsement is a multi-step process and while the Township did begin preparation to some extent, it has been nine years since it last reviewed this option as the extension granted by the State were sufficient. It would seem the matter that would need the most attention would be farmland preservation. There is a possibility that the Township could "piggy-back" on the County farmland preservation requirements. Mr. Utter addressed the many constraints placed upon the municipality by the State and the uncertain benefits to the township to complete this process. Ms. Caldwell understood this concern. Farmland preservation standards and grant benefits were discussed, but the cost to enhance for plan endorsement relative to the benefit was undeterminable. Mr. Utter stated he will approach the Township Committee at their next meeting and relay that the recommendation by the board is to continue to talk with the State and address the list provided by Ms. Caldwell to better understand the challenges facing the Committee on the decision whether or not to move forward.

MINUTES:

A MOTION was made by Mr. Green, seconded by Mr. Sinha to approve the minutes of the meeting held on April 1st, 2019. Upon roll call the following votes were cast: **AYES:** Huber, Green, Sinha, Woodhead, Mikulka. **NAYS:** None. **ABSTAIN:** Smith and Utter.
Motion carried.

VOUCHER REPORT: No report.

CORRESPONDENCE: None.

FORMAL APPLICATION: No formal applications.

RESOLUTIONS: None.

OTHER BUSINESS:

The Planning Board was requested by the Township Committee to review a sample ordinance regarding accessory building and structure requirement to allow arch, hoop and clamshell structures to be used as accessory structures. There was some discussion as to whether this amendment was necessary as it is regulated under zoning even if the structure does not meet the requirements to be permitted under construction. Mr. Hinkes reported it could add clarity to the zoning on accessory structures. Consideration to enhance current ordinance may be explored.

AUDIENCE PARTICIPATION: None.

A MOTION was made by Mr. Green, seconded by Mr. Sinha to adjourn the meeting.
AYES: All in favor. NAYS: None. Motion carried.

A handwritten signature in black ink, appearing to read "Beth Brothman", with a long, sweeping horizontal flourish extending to the right.

Beth Brothman
Board Secretary