

**A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF SANDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY WAS HELD ON MONDAY, SEPTEMBER 9<sup>th</sup>, 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: Hull, Cunico, Sinha, Smith, Mikulka and Utter.

Absent: Harper, Huber, Green, Woodhead, Milligan

**MINUTES:**

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

**VOUCHER REPORT:**

A MOTION was made by Mr. Cunico, seconded by Ms. Hull to approve the September 9, 2019 voucher report. Upon roll call the following votes were cast: AYES: Hull, Cunico, Sinha, Smith, Mikulka and Utter. NAYS: None. Motion carried.

**HOLLANDER STRELZIK PASCULLI**

**General:**

Invoice #WEH-4072 – dated 7/19/19 – Professional Legal Services	\$72.00
Invoice #WEH-4071 – dated 7/19/19 – Professional Legal Services	\$90.00
Invoice #WEH-4073 – dated 7/19/19 – Professional Legal Services	\$54.00
Invoice #WEH-4070 – dated 7/19/19 – Professional Legal Services	\$252.00

Escrow: None.

**H.E. PELLOW & ASSOCIATES, INC**

General: None.

Escrow:

Invoice # 69588 Dated: 08/22/2019	
Certified Used Auto / Albert Toro - Site Plan #02-2018	\$293.00

CORRESPONDENCE: None.

FORMAL APPLICATION: None.

RESOLUTIONS: None.

## **OTHER BUSINESS:**

The Planning Board reviewed a sample ordinance forwarded to them by the Sandyston Committee adopted by Frankford Twp. regarding accessory buildings and structures requirements to allow arch, hoop and clamshell structures to be used as accessory structures. Mr. Hinkes, board attorney, reported that his review has determined that Sandyston Township code does not restrict this type of structure, whereas the Frankford Twp. Code restricted such structures.

**A MOTION** was made by Mr. Cunico, seconded by Mr. Sinha that it is the board's recommendation that no action should be taken on this by the Sandyston Committee. Upon roll call the following votes were cast: AYES: Hull, Cunico, Sinha, Smith, Mikulka and Utter. NAYS: None. Motion carried.

The Planning Board also reviewed a draft ordinance relating to Soil Importation. Mr. Utter relayed his concern of the burden that would be on the zoning official with regard to enforcement. The planning board understood the magnitude of public concern arising from illegal soil importation, but also discussed the potential strain on the property owners who are following regulations. There was some discussion of the effect on farms which are not exempt from the requirement. Mr. Hinkes reported that such an ordinance is difficult for enforcement and could hold up small business operators. He continued to state that addressing a high level of importation would be a more effective approach.

**A MOTION** was made by Mr. Cunico, seconded by Mr. Sinha to table the discussion. Upon roll call the following votes were cast: AYES: Hull, Cunico, Sinha, Smith, Mikulka and Utter. NAYS: None. Motion carried.

Mr. Utter reported that with regard to the matter of Plan Endorsement which was presented by the municipal planner in July; he attended the Sandyston Committee meeting and it was determined that Plan Endorsement would not be sought at this time.

Mr. Utter continued to report that he is on the tourism task force headed by Congressman Gottheimer's office. He expressed that there is an agri-tourism element to the Master Plan. He learned that there are many grants available to farms for projects relating to this subject.

## **AUDIENCE PARTICIPATION:**

Mr. John Horsfield asked what the status was of the Countryside property. Mr. Utter stated that he has asked the planning board secretary to reach out to certified used auto regarding the application conditions and that they did agree to clean out the tanks at their hearing. Mr. Horsfield asked when they would have to come back to the board and if final approval was contingent on complete remediation. Mr. Utter continued to explain that they will need final approval and that the office is monitoring the situation.

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

A handwritten signature in cursive script, appearing to read 'BMB', followed by a long, sweeping horizontal flourish.

Beth Brothman  
Board Secretary

