

1. **CALL TO ORDER** – The meeting was called to order by Chairman Fountain.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Members present: Chairman Fountain, Secretary Kalenauskas, Commissioner Colaianne, Commissioner Phillips, Commissioner Germane and Commissioner Petrucci. Vice Chairman Douglass arrived at 7:35 p.m. Also present: Sally Hodges and Alexis Marcarello of McKenna Associates and Deputy Planner Scott Barb.

4. **APPROVAL OF AUGUST 5, 2004 SPECIAL PLANNING COMMISSION MEETING AGENDA** – Move to approve the August 5, 2004 Planning Commission Special Meeting Agenda as amended. Motion Colaianne. Second Phillips. Voice Vote. Motion Carried. 6-0-1

The next meeting is August 6, 2004 at 5:00 p.m. and should be added to the agenda.

5. **APPROVAL OF JULY 19, 2004 SPECIAL PLANNING COMMISSION MINUTES** – Move to table the July 19, 2004 Planning Commission Special Meeting minutes to August 8, 2004. Motion Germane. Second Colaianne. Voice Vote. Motion Carried. 6-0-1.

6. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

PUBLIC HEARING

7. **APPLICATION: HARTLANG TOWNSHIP ZONING AMENDMENT APPLICATION #299 HARTLAND TOWNSHIP COMPREHENSIVE / MASTER PLAN AND FUTURE LAND USE MAP** – Ms. Hodges reviewed the Plan and noted changes that had been made. It is a master plan – not a zoning ordinance. It is a plan for the future, a reference document. It is a guide, not a law. It is not zoning, does not change zoning.

The Planning Commission plans to review the plan in the first quarter of each year. The next review will be in early 2005.

Between 1990 and 2000 there were 1600 homes built in Hartland.

There various natural features such as streams, wetlands and slopes in the Township.

There were visioning sessions, meetings and public hearings.

The boundaries of the settlement district in Parshallville were reduced to the 1994 area.

Changes made from Board comments were addressed by the commission at the last PC meeting.

Chairman Fountain commended McKenna on the presentation of the Plan in the short time they had to do it.

There were 2 letters to the Township concerning designations that will be received and filed.

Sam Yaldo – Is seeking to have the 70 acres south of his Hartland Glens development (374 acres) designated the same as the golf course area. He would like to plan MSDR (Medium Suburban Density Residential) for his golf community.

Jaqueline Cwik – 1560 Shoreline Drive – Distributed several newspaper articles concerning master plans. She questioned if the infrastructure would support future development.

Also, storm runoff is an important issue. Older developments are being inundated with runoff from new developments. This impacts lakes and groundwater. Consideration should be given to geological situations. Water quality is fragile and must be protected.

Can the Township survive legal challenges in the future?

Katie Olney – The County plans to have GIS for drainage in the future. Could a drainage map be added to the plan? *Commissioner Colaianne* – There has been discussion about this. GIS is trying to incorporate this but funding is an issue. Livingston uses a 100 year storm as their standard.

Ms. Olney – The wetlands are crucial. Will current drainage support the master plan and a build out of the Plan?

Is open space protected in a cluster development? *Ms. Hodges* – In a cluster condo development there is a master deed that defines and protects the common areas.

Commissioner Germane – The Planning Commission did a great job and worked hard to produce a good product.

Copies of the plan are available for review. After final approval, they will be for sale.

Move to close the public hearing. Motion Germane. Second Douglass. Voice Vote. Motion Carried. 7-0-0.

The Public Hearing closed at 8:05 p.m.

8. **CALL TO THE PUBLIC** – There being no response, the call to the public was closed.

9. COMMITTEE REPORTS

Fountain – The Board must receive a complete, final document. They should have comments, tonight's meeting minutes and any other documents incorporated in their complete, official document.

Colaianne – Each Board and PC member should receive a packet of documents that need to be inserted in their notebook and each member should insert those documents into their copy of the Plan.

Germane – The Commission should choose a date to discuss the sign subcommittee results with the Commission.

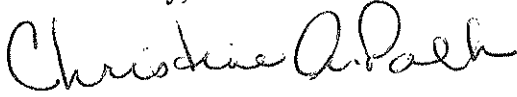
Colaianne – Work on the Private Road and Driveway Ordinance has been submitted to McKenna for review. It could be discussed at the August 12, 2004 Commission meeting even though Commissioner Colaianne will not be present.

10. **ADJOURNMENT** – Move to adjourn. Motion Kalenauskas. Second Colaianne. Voice Vote. Motion Carried. 7-0-0.

The meeting was adjourned at 8:11 p.m.

These minutes are a preliminary draft until final approval.

Submitted by,



Christine A. Polk
Recording Secretary



D. Kalenauskas
Planning Commission Secretary

Next meeting – August 6, 2004 @ 5:00 p.m.
August 12, 2004 @ 7:30 p.m.