

**BLAIRSTOWN TOWNSHIP
LAND USE BOARD
January 21, 2013**

MINUTES

The Blairstown Township Land Use Board met in a regular session on Monday, January 21, 2013, at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following members were present: Barbara Green, David Keller, Mike Repasky, Herman Shoemaker, Paul Avery, Jim Sikkes, Charles Anderson and Harold Price. Nick Mohr, Andrew Smith and Debra Waldron, were absent. Also present were: Board Engineer, Ted Rodman, and Board Attorney, Roger Thomas. Board Secretary, Marion Spriggs was absent.

SALUTE TO THE FLAG: was recited.

OATHS OF OFFICE:

Roger Thomas administered the Oaths of Office to Board members, Herman Shoemaker, Paul Avery, Charles Anderson and Harold Price.

ROLL CALL: was taken.

THE SUNSHINE STATEMENT: was read.

Meeting was called to order by Roger Thomas, who stated:

“Adequate notice of this meeting of the Blairstown Township Land Use Board has been provided in accordance with the Open Public Meetings Act (Chapter 231.P.L. 1975)”.

REORGANIZATION:

At this time Roger Thomas called for nominations for the 2013 Chairperson.

Debra Waldron was nominated as Chairwoman by Mr. Keller, and seconded by Mr. Avery.

There were no further nominations made for Chairperson.

Action: The nomination for Debra Waldron to serve as Chairwoman, was duly made by Mr. Keller, seconded by Mr. Avery. Roll call vote: Green, Keller, Repasky, Anderson, Shoemaker, Avery, Sikkes, and Price -- yes.

Roger Thomas called for nominations for the 2013 Vice Chairperson.

Jim Sikkes was nominated as Vice Chairperson by Mr. Keller and seconded by Mr. Shoemaker.

There were no further nominations made for Vice Chairperson.

Action: The nomination for Jim Sikkes to serve as Vice Chairman, was duly made by Mr. Keller, seconded by Mr. Shoemaker. Roll call vote: Green, Keller, Repasky, Anderson, Shoemaker, Avery, Sikkes, and Price -- yes.

At this time Mr. Sikkes, as Vice Chairman, called for the following nominations:

Action: The nomination for Roger Thomas, Esq., Dolan & Dolan, to serve as Board Attorney, was duly made by Mr. Avery, seconded by Mr. Anderson. Roll call vote: Green, Keller, Repasky, Anderson, Shoemaker, Avery, Sikkes, and Price -- yes.

Action: The nomination for Ted Rodman, Rodman Associates, to serve as Board Engineer, was duly made by Mr. Anderson, seconded by Mr. Shoemaker. Roll call vote: Green, Keller, Repasky, Anderson, Shoemaker, Avery, Sikkes, and Price -- yes.

Action: The nomination for Marion Spriggs to serve as Board Clerk, was duly made by Mrs. Green, seconded by Mr. Avery. Roll call vote: Green, Keller, Repasky, Anderson, Shoemaker, Avery, Sikkes, and Price -- yes.

Action: The nomination for Barbara Green to serve as Board Secretary, was duly made by Mr. Avery, seconded by Mr. Shoemaker. Roll call vote: Green, Keller, Repasky, Anderson, Shoemaker, Avery, Sikkes, and Price -- yes.

Action: The nomination for Darlene Green, of Maser Consulting, to serve as Board Planner, was duly made by Mr. Shoemaker, seconded by Mr. Anderson. Roll call vote: Green, Keller, Repasky, Anderson, Shoemaker, Avery, and Sikkes – yes. Price -- no.

Resolution Complying with the Open Public Meetings Act

Roger Thomas explained this resolution can be done by voice vote – no roll call is necessary.

Action: A motion was made by Mr. Keller, seconded by Mr. Avery, and unanimously approved to adopt the schedule of meetings and designate The New Jersey Herald and Star Ledger as official newspapers, complying with the Open Public Meetings Act. There were no abstentions.

LAND USE BOARD DEADLINE DATES:

Vice Chairman Sikkes declared that submission of information supporting applications must arrive at Town Hall **10 calendar days prior to meetings**. He explained this is an effort to give the Board members enough time to review the documents and requested this notice be read at each meeting.

MINUTES OF PREVIOUS MEETING: (As distributed prior to the meeting date).

Minutes of December 17, 2012 Regular Meeting.

Action: A motion was duly made by Mr. Anderson, seconded by Mr. Keller, to approve the minutes of December 17, 2012 Regular Meeting, as written. Roll call vote: Green, Keller, Shoemaker, Avery, Sikkes and Anderson - yes

Repasky and Price abstained.

RESOLUTIONS:

LB#06-12 Joel & Claire Balbi, Block 2003, Lot 24 – 48 Hope Rd., - Use Variance (Electronic devices)

Action: A motion was duly made by Mr. Anderson seconded by Mrs. Green, to approve the resolution for **LB#06-12 Joel & Claire Balbi** – Block 2003, Lot 24 – 48 Hope Rd., - Use Variance (Electronic devices). Roll call vote: Green, Keller, Repasky, Avery, and Anderson – yes. Sikkes, Shoemaker and Price – abstained.

ZB#04-11 NWRHS SIGN Resolution, Block 1402, Lot 21.02 – 10 Noe Rd. – Use Var.

Roger Thomas noted the first WHEREAS clause date should be 10/19/12. Also, on pg. 2, the last line should read “on a state highway”. He offered it to the Board for consideration, with the aforesaid 2 modifications.

Action: A motion was duly made by Mr. Keller seconded by Mrs. Green, to approve the resolution for **ZB#04-11 NWRHS SIGN Resolution**, Block 1402, Lot 21.02 – 10 Noe Rd. – Use Var., with the aforesaid modifications. Roll call vote: Green, Keller, Avery, Sikkes and Anderson – yes. Repasky, Shoemaker and Price – abstained.

COMPLETENESS:

None

PUBLIC HEARING:

There were no members of the public present.

CORRESPONDENCE:

None

OTHER BUSINESS:

2012 Land Use Board Annual Report

Roger Thomas indicated the report will be available at the February meeting.

Darst ZB04-10 – Compliance – carried

Roger Thomas stated nothing new to report on this application.

Solar Ordinance – review by Roger Thomas

It was agreed that discussion would occur when Chairwoman Waldron returns after surgery.

Paul Avery noted that the company who approached Frelinghuysen regarding this, has withdrawn application.

Chairman Sikkes explained to new board members that when the Solar Ordinance was passed for **NWRHS LB#05-12**, a berm was requested, along Rt. 94. He stated it was agreed but hasn't been done yet.

Ted Rodman revealed the landscaping was initially agreed and the berm came afterwards.

Mike Repasky pointed out a “visual barrier” was agreed upon.

Ted Rodman did a site inspection and invited board members to look at his copy of a draft of a cross section looking at the road.

Ordinance re: Accessory Buildings

Roger Thomas mentioned that Bill Seal had brought this up and Roger recollects that the Board is willing to discuss this during general discussion of potential Ordinance modifications.

NEW BUSINESS:

None

PUBLIC PORTION:

This portion of the meeting was opened to the public for comment. There was no public present at this time.

VOUCHERS:

Action: On a motion duly made by Mr. Shoemaker seconded by Mr. Anderson, escrow and general vouchers, as attached to these minutes, were approved. Roll call vote: Green, Keller, Repasky, Anderson, Shoemaker, Avery, Sikkes, and Price -- yes.

ADJOURNMENT:

Vice Chairman Sikkes asked the Board for a motion to adjourn.

Action: On a motion duly made by Mr. Keller, seconded by Mr. Repasky, and unanimously carried, the meeting was adjourned at 8:08 pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary