

**BLAIRSTOWN TOWNSHIP
LAND USE BOARD
July 21, 2014**

MINUTES

The Blairstown Township Land Use Board met in a regular session on Monday, July 21, 2014, at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey.

The following members were present: Charles Anderson, Barbara Green, David Keller, Nick Mohr, Paul Avery, Herman Shoemaker, Debra Waldron, Andrew Smith, Harold Price, and Dominic Daleo. Jim Sikkes and Mike Repasky were absent. Also present were: Board Engineer, Ted Rodman, Board Attorney, Roger Thomas, and Board Secretary, Marion Spriggs.

SALUTE TO THE FLAG: was recited.

ADMINISTRATION OF OATH:

Roger Thomas administered the Oath to Richard Mach as Alternate #4.

ROLL CALL: was taken.

THE SUNSHINE STATEMENT: was read.

Meeting was called to order by Chairwoman Waldron, 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)”.

LAND USE BOARD DEADLINE DATES:

Chairwoman Waldron declared that submission of information supporting applications must arrive at Town Hall **10 calendar days prior to meetings**. She 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 MEETINGS: (As distributed prior to the meeting date).

Minutes of the May 13, 2014 Special Meeting of the Land Use Board were approved, as written.

Action: A motion was duly made by Mr. Keller, seconded by Mr. Anderson to approve the Minutes of the May 13, 2014 Special Meeting of the Land Use Board, as written. Roll call vote: Anderson, Keller, Mohr, Waldron, Smith, and Price – yes. Green, Avery and Shoemaker – abstained.

Minutes of the May 19, 2014 Regular Meeting of the Land Use Board were approved, as written.

Action: A motion was duly made by Mr. Keller, seconded by Mr. Anderson, to approve the Minutes of the May 19, 2014 Regular Meeting of the Land Use Board, as written. Roll call vote: Anderson, Green, Mohr, Waldron, Smith, and Price – yes. Keller, Avery and Shoemaker-abstained.

RESOLUTIONS:

LB#01-14 Allen Gibson, Blk. 301, Lot 10.14, 8 Mountain Terr., Bulk var. – garage

Roger Thomas noted as indicated, on pg. 8 of the Minutes of LB Special Mtg. on 5/13/14, copies of renderings must be submitted before this Resolution can be memorialized. Therefore, this Resolution will be modified to reflect same, and carried until resubmission of renderings.

LB#03-14 NWRHS, Blk. 1402, Lot 21.02, 10 Noe Rd., Use Var. – **Multi-purpose building**

Messrs. Shoemaker and Avery recused themselves.

Action: A motion was duly made by Mr. Keller, seconded by Mrs. Green, to approve the Resolution for **LB#03-14 NWRHS**, Blk. 1402, Lot 21.02, 10 Noe Rd., Use Var. – **Multi-purpose building**. Roll call vote: Green, Keller, Mohr, and Waldron - yes.

COMPLETENESS:

None

PUBLIC HEARING:

(Former LB#01- 12)**LB#06-13 John Clark**, Blk. 801, Lot 1, 2.01 No road frontage

Roger Thomas explained this application will be carried, without further notice. He noted the deeds submitted were hand-written, complex deeds and needed further deciphering. Robert Berry, an expert, agreed to investigate.

LB#02-14 NWRHS, Blk. 1402, Lot 21.02, 10 Noe Rd. – **Rezone request**

Roger Thomas pointed out that Attorney Fox, Mrs. Green, PP, and he were to meet but did not. Dr. Fogelson noted they have retained a Planner.

LB#05-12 NWRHS – **Solar Panels**

Dr. Fogelson updated the Board reporting all replacement landscaping work is done in the solar array area. Gator bags have been placed around the trunks of the trees. He noted \$50,000. was needed to buy a 500 gallon water truck. A walk through must be scheduled. Ted Rodman commented the applicant kept in touch and is trying to solve the drainage issue of the original, failed plantings.

CORRESPONDENCE:

OTHER BUSINESS:

Darst #ZB04-10 – Compliance

Ted Rodman noted that the property will need to be inspected again. Chairwoman Waldron had contacted David Diehl, Zoning Officer, and plans to contact him again to start issuing violations.

COAH

Letter of Comment, 7/11/14 from D. Green, Maser Consulting, to Sean Thompson, Exec. Dir. COAH.

Herman Shoemaker noted he called other municipalities and talked with Darlene Green, PP. The Letter of Comment had to be crafted to address a particular article of the law and it was wise to solicit her expertise on behalf of Blairstown Township Committee's response.

Roger Thomas noted a lawsuit has already been filed and others will follow. He indicated there is uncertainty until the lawsuits are resolved.

NEW BUSINESS:

None

APPOINTMENT OF ACTING VICE CHAIR

David Keller, was appointed as acting Vice Chairman standing in for Jim Sikkes who is out for surgery.

Action: On a motion duly made by Mrs. Waldron, seconded by Mr. Anderson, David Keller, was appointed as acting Vice Chairman, during Vice Chairman Sikkes' leave of absence. Roll call vote: Anderson, Green, Keller, Mohr, Avery, Shoemaker, Waldron, Smith and Price – yes.

PUBLIC PORTION:

No members were present.

VOUCHERS: Professional services rendered.

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

ADJOURNMENT:

Chairwoman Waldron asked the Board for a motion to adjourn.

Action: On a motion duly made by Mr. Mohr, seconded by Mr. Anderson, and unanimously carried, the meeting was adjourned at 8:02pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary