

**BLAIRSTOWN TOWNSHIP  
PLANNING BOARD  
August 17, 2009 – 7:30 PM**

**MINUTES**

The Blairstown Township Planning Board met in regular session on Monday, August 17, 2009, at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following members were present: Debra Waldron, Steven Becker, Dirk Herrmann, Rosalie Murray, Mayor Richard Mach and Raymond Snyder. Jane Santini, Bill Seal, Jim Sikkes, and Herman Shoemaker were absent. Also present were Board Attorney, Roger Thomas, Board Engineer, Ted Rodman, and Board Secretary, Marion Spriggs.

**SALUTE TO THE FLAG:** was recited.

**ROLL CALL:** was taken.

**THE SUNSHINE STATEMENT:** was read aloud.

**APPOINTMENT OF CHAIRMAN PRO TEMP:**

**Action:** The nomination for Mr. Herrmann to serve as Chairman, Pro Temp, was made by Mr. Becker, seconded by Mrs. Waldron. Roll call vote: Waldron, Becker, Herrmann, Murray, Snyder and Mayor Mach—yes.

**MINUTES:** (As distributed prior to the meeting date.)

Minutes of July 20, 2009 Regular Meeting were approved, as corrected.

**Action:** A motion was duly made by Mayor Mach, seconded by Mr. Becker, to accept the July 20, 2009 Regular Meeting minutes, as corrected. Roll call vote: Becker, Herrmann, Murray, and Mayor Mach—yes. Waldron and Snyder – abstained.

**RESOLUTIONS:**

None

**COMPLETENESS:**

**PB#04-09 Robert & Cathy Brandt, Block 505, Lot 1.08, Preliminary Major Site Plan, 6 West Crisman Rd.**

Richard Keiling, Esq. appeared on behalf of the applicant.

He explained that Mr. Brandt proposes to add 10,000 sq. ft. to his existing 40,000 sq. ft. warehouse on West Crisman Rd. The warehouse contains cardboard boxes which the applicant

sells and ships throughout the East Coast area. There will be no additional parking space since only the size of the building will be increased. There will be no new employees.

Certification that taxes are current has been submitted.

Ted Rodman read his report of 8/14/09. He recommends that this application be forwarded to the Environmental Committee for informational purposes. Mr. Keiling agreed to send them a copy.

Roger Thomas clarified that anything that is waived for completeness, can be requested at the time of the Hearing, as part of the approval process.

**Action:** A motion was duly made by Mrs. Waldron seconded by Mayor Mach, deeming **PB#04-09 Robert & Cathy Brandt, Block 505, Lot 1.08, Preliminary Major Site Plan**, 6 West Crisman Rd. , complete with the granting of waivers. Roll call vote: Waldron, Becker, Herrmann, Murray, Snyder and Mayor Mach—yes.

#### **PUBLIC HEARING:**

**PB#03-09 Grater. LLC, Block 904, Lots 7 & 8, Preliminary Major Site Plan**, 110 Rt. 94 & 6 Jacksonburg Rd.

Mayor Mach stepped down for this application.

Mayor Mach left at this portion of the meeting.

Richard Keiling, Esq. appeared on behalf of the client, Grater LLC.

Greg Ackerson, the Principal of Grater, LLC, Ray O'Brien, architect for the applicant, and Alan Campbell, PE, from Robert L. Campbell Associates, were simultaneously sworn in.

Exhibit 1 – sheet 2 of the site plan, storm water and grading plan, dated June 2009, was marked.

Alan Campbell, explained the driveway plan. He pointed out that they have consolidated into 1 access point which will address all circulation needs, since **PB#02-08 Grater. LLC, Block 904, Lots 7 & 8**, Minor Subdivision application. The subdivision has its approval now for the lot line adjustment. EMT approval has been granted.

On expanded Lot 7, behind the white house, and the house off of Jacksonburg Road, the applicant pursued a riparian buffer disturbance permit allowing altering of vegetation, grade and replanting of trees in order to provide more suitable building conditions. The riparian buffer is 150 ft.

Mr. Campbell noted that on Lot 8, where original house is located, a parking lot and sidewalk have been designed for a future tenant. Septic system has been designed. Well has been abandoned and a new one proposed.

This portion of the Hearing was opened to the public. There were no comments or questions.

Roger Thomas stated, if approval is granted, items included in the resolution could be the conditions outlined by R. Keiling:

Lighting - Victorian fixtures with concealed source. Illuminated from 6 AM to 10:30 PM.

Signs – Not internally lit.

Lot 7 would have 7 - 6 ft. spruce trees.

Comments 1, 6, 7, 8, 9, 11 & 14 listed in Ted Rodman's report of 8/14/09.

Ted Rodman stressed that Lot 8.05 would be coming back to this Board for preliminary approval.

There was concern regarding lighting.

Alan Campbell, PE, commented shoe-box lighting fixtures would require less fixtures to achieve same lighting. A variety of shielding to direct their light, can be done. There are a variety of bulbs to accommodate distance needs. The bulbs would not be visible. They have IDA approval which means they are a light-pollution friendly. They are less costly on site development. The cost is higher due to their height.

A Board member sought confirmation that the building which is to be located on Lot 7, be reviewed when the new occupant arrives. Mr. Keiling affirmatively responded that whoever the new developer is, will return to David Diehl, Zoning Officer, Ted Rodman, Township Engineer or the Planning Board, noting the changes.

The large exhibits will remain with the application.

**Action:** A motion was duly made by Mrs. Murray, seconded by Mr. Herrmann to approve the application with aforesaid conditions, for **PB#03-09 Grater. LLC, Block 904, Lots 7 & 8, Preliminary Major Site Plan,** 110 Rt. 94 & 6 Jacksonburg Rd. Roll call vote: Waldron, Becker, Herrmann, Murray, and Snyder—yes.

### **CORRESPONDENCE:**

BOA Minutes 7/20/09

St. of NJ 7/13/09 Notice to Municipal Clerks Re: Updated version Resid. Site Improv. Standards

Wrn. Cty Plan Dept. ltr. 7/22/09 #PB03-07 George & Helen Black Re: Autocad format

Wrn. Cty Plan Dept. ltr. 7/23/09 #PB05-08 Peter & C. DeMayo Re: Autocad format requirement

Wrn. Cty Plan Dept. ltr. 7/28/09 #PB03-09 Grater LLC Re: Conditional Approval

**OTHER BUSINESS:**

**COAH**

At Mayor Mach's request, COAH was discussed immediately after Completeness for PB#04-09 Robert & Cathy Brandt.

Mayor Mach updated the Board on COAH. He stated that the Board passed a change to the Accessory Apartment Ordinance. The Governing Body passed all four Ordinances associated with the COAH submittal. Those Ordinances along with the Operating Manuals from the MHL, are prepared to be submitted prior to the deadline on Friday, 8/21/09.

**Build Out Analysis**

Roger Thomas suggested that the Build Out Analysis be discussed at the 9/21/09 meeting.

**NEW BUSINESS:**

**PUBLIC PORTION:**

There were no comments from the public.

**VOUCHERS:**

**Action:** A motion was duly made by Mrs. Waldron seconded by Mr. Snyder, to approve all escrow and general vouchers, as presented. Roll call vote: Waldron, Becker, Herrmann, Murray, and Snyder—yes.

**ADJOURNMENT:**

There being no further business, a motion was duly made by Mrs. Waldron, seconded by Mr. Becker, to adjourn at 10:00 pm. Motion was unanimously carried.

Respectfully submitted,

Marion C. Spriggs, Secretary