

**BLAIRSTOWN TOWNSHIP
PLANNING BOARD
December 21, 2009 – 7:30 PM**

MINUTES

The Blairstown Township Planning Board met in regular session on Monday, December 19, 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, Jane Santini, Rosalie Murray, Mayor Richard Mach, Jim Sikkes, and Herman Shoemaker. Bill Seal and Ray Snyder 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.

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

Minutes of October 19, 2009 regular meeting were approved, as written.

Action: A motion was duly made by Mr. Sikkes, seconded by Mrs. Murray, to accept the October 19, 2009 regular meeting minutes, as written. Roll call vote: Becker, Herrmann, Santini, Murray, Mayor Mach, Sikkes, Shoemaker – yes.

Executive Session Minutes of October 19, 2009, were approved, as written.

Action: A motion was duly made by Mrs. Murray seconded by Mr. Becker, to accept the October 19, 2009 Executive Session minutes, as written. Roll call vote: Becker, Herrmann, Santini, Murray, Seal, Mayor Mach, Sikkes and Shoemaker–yes.

RESOLUTIONS:

PB#04-09 Robert & Cathy Brandt, Blk. 505, Lot 1.08, 6 West Crisman Rd.

Chairman Shoemaker did not see, in the resolution, any reference to “no new signs or fences” which was stipulated on page 2 of the 10/19/09 minutes under Item #8.

Roger Thomas stated he will be happy to include it.

Ted Rodman arrived at 7:35 pm.

Action: A motion was duly made by Mr. Sikkes, seconded by Mrs. Murray, to approve the amended resolution, with the aforementioned condition, granting approval to **PB#04-09 Robert & Cathy Brandt, Blk. 505, Lot 1.08, 6 West Crisman Rd.** Roll call vote: Becker, Herrmann, Santini, Murray, Mayor Mach, Sikkes, and Shoemaker – yes.

PB#05-09 John Kent, Block 2003, Lot 13, 13.02, Minor Subdiv. – Lot Line Adjust. 116 & 118 Hope Rd.

Action: A motion was duly made by Mrs. Murray, seconded by Mr. Herrmann, to approve the resolution approving **PB#05-09 John Kent, Block 2003, Lot 13, 13.02**, Minor Subdiv. – Lot Line Adjust. 116 & 118 Hope Rd. Roll call vote: Becker, Herrmann, Santini, Murray, and Shoemaker – yes. Mayor Mach and Sikkes – abstained.

Mrs. Waldron arrived at 7:44 pm.

COMPLETENESS:

PB#06-09 J.D.Air, Inc., Block 1502, Lots 2.01, 1.02, 36 Lambert Rd., Prelim. & Final Major Site Plan

Roger Thomas explained that there is a provision in Ted Rodman's report of 12/18/09 which mentions this is a conditional use. There is an issue with the number of parking spaces. Attorney Gold, who was substituting for R. Keiling, Esq., applicant's attorney, informed Roger Thomas that the applicant is working on this.

Attorney Gold, was informed by the applicant there are 25 parking spaces. There would be an additional 8 more planes. Ted Rodman indicated the Ordinance states, regarding airports, a requirement of 3 parking spaces for every 3,000 sq. ft. Another 25 spaces are required.

The applicant is finding that the hangars are being utilized as garages by people who park their planes in the hangars. Airport Manager, Dennis Kiernan, has noticed that, of those 25 parking spaces, only 3 are being used. It was the applicant's intention to utilize the indoor parking that the hangars provide, to satisfy the requirements. He wishes to get feedback from the Board if this is acceptable.

Roger Thomas questioned whether there is room for a car within the hangar. He stated that the issue being raised is a jurisdictional one. He wants to clarify that the applicant is not asking for a waiver for the parking.

Ted Rodman recommended that this application be deemed complete.

Action: A motion was duly made by Mr. Sikkes, seconded by Mrs. Murray, to deem **PB#06-09 J.D.Air, Inc., Block 1502, Lots 2.01, 1.02**, 36 Lambert Rd., Prelim. & Final Major Site Plan, complete. Roll call vote: Waldron, Becker, Herrmann, Santini, Murray, Mayor Mach, Sikkes, Shoemaker – yes.

Since R. Keiling, Esq., noticed for a Public Hearing, Roger Thomas declared that this matter will be carried until 1/18/10, without further notice.

PUBLIC HEARING:

No one from the public was present.

CORRESPONDENCE:

OTHER BUSINESS:

Sustainable Land Use Pledge

Mrs. Murray read recommended changes to the Board. Roger Thomas proposed new wording for Item III Natural Resources Preservation, as Blirstown's natural inventory does not change very much.

Roger Thomas commented that this was a statewide document that should be setup to fit what individual communities want to do. He recommended wording to modify Item III, tailoring it to fit Blirstown's needs.

Mrs. Murray will submit a copy with the recommendations, so that a final document can be prepared for the Board's consideration.

2010 Planning Board Budget

The Board has agreed to reduce their annual budget by 10% by reducing advertising, supplies and training.

Action: A motion was duly made by Mrs. Waldron seconded by Mrs. Murray, to approve the 2010 budget, as indicated above. Roll call vote: Waldron, Becker, Herrmann, Santini, Murray, Sikkes, Shoemaker – yes. Mayor Mach – abstained.

COAH

Mayor Mach revealed, at the pre-argument conference, that Township Attorney, Robert Benbrook, informed the Judge, that Blirstown is standing on COAH's rules. The Township and Planning Board have put together a document in accordance with the COAH regulations. The Township believes COAH is right, and the Township defends that, using COAH's attorneys.

Build Out Analysis

Marion Spriggs, Board Secretary, reviewed that the Build Analysis needed to be corrected to reflect current data which Board members provided. The Final Draft has never officially been approved by the Board, nor the final bills paid.

Dirk Herrmann, Chairman of the Build-Out Subcommittee, declared that it was originally stated that Maser Consulting, PP, was using a 2004 database, the latest available at that time. The pricing was for a statistical analysis, not a door-to-door census. He continued, the premise was, it would not be 100% accurate, from the onset.

Mayor Mach recommended follow-up with the contributors, to confirm their information was incorporated into the final document. He explained the delay was for the Board members to make that action.

Chairman Shoemaker checked with the Board members to confirm their input has been recognized.

Action: A motion was duly made by Mr. Herrmann seconded by Mrs. Waldron, to approve the final draft of the Build Out Analysis. Roll call vote: Waldron, Becker, Herrmann, Santini, Murray, Mayor Mach, Sikkes, Shoemaker – yes.

NEW BUSINESS:

Mrs. Waldron revealed the Board of Adjustment has an issue that they wish to address to the Planning Board. She explained that the Board of Adjustment is being sued by a cell tower company for not allowing a second flagpole tower on a location. The Ordinance has not prohibited erecting a second tower. She would like to make a recommendation that the Township is not forced to bring in another cell tower, for the convenience of another applicant, at a location which is already fully occupied.

Roger Thomas declared that when he prepares the Board of Adjustment's Annual Report, he will include this. He stated that he has been authorized by the Board of Adjustment, to prepare language clarifying that only one tower is authorized on a lot. Ultimately this will go to the Governing Body.

PUBLIC PORTION:

There were no comments from the public.

VOUCHERS:

Action: A motion was duly made by Mrs. Waldron seconded by Mr. Sikkes, to approve all escrow and general vouchers, as presented. Roll call vote: Waldron, Becker, Herrmann, Santini, Murray, Mayor Mach, Sikkes, Shoemaker – yes.

ADJOURNMENT:

There being no further business, a motion was duly made by Mr. Sikkes, seconded by Mrs. Waldron, to adjourn at 8:38 pm. Motion was unanimously carried.

Respectfully submitted,

Marion C. Spriggs, Secretary