

**BLAIRSTOWN TOWNSHIP  
PLANNING BOARD  
February 20, 2012– 7:30 PM**

**MINUTES**

The Blairstown Township Planning Board met in regular session on Monday, February 20 2012, at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following members were present: Bill Seal, Rosalie Murray, Herman Shoemaker, Paul Avery, David Keller, Kevin Doell, and Nick Mohr. Debra Waldron, and Jim Sikkes, were absent. Also present was: Board Engineer, Ted Rodman. Board Attorney, Roger Thomas and Board Secretary, Marion Spriggs were absent.

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

**ADMINISTRATION of OATHS:**

Administration of oath to Kevin Doell, as a Class IV member, did not occur since the Board Attorney was absent.

**ROLL CALL:** was taken.

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

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

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

Minutes of January 16, 2012 regular meeting were approved, as written.

**Action:** A motion was duly made by Mr. Shoemaker seconded by Mr. Mohr, and unanimously approved, to approve the January 16, 2012, regular meeting minutes, as written. Seal – abstained.

**RESOLUTIONS:**

None

**COMPLETENESS:**

None

**PUBLIC HEARING:**

None

## **CORRESPONDENCE:**

### **NJ Planner Dec. 2011**

Mr. Doell noted he will be attending the State Strategic Planning Meeting on 2/27 on East Hanover Av., Morris Township. He revealed there are 6 meetings scheduled which were noted in the NJ Planner. He indicated that written comments are being accepted regarding the new plan, which is available on line, by the end of March.

### **2011 BOA Annual Report**

Ted Rodman explained that the purpose of the BOA Annual Report is to report to the Planning Board their recommendations as to what they think Planning Board should look at regarding fine tuning the Land Development Ordinance.

Herman Shoemaker suggested the Planning Board go back to the Board of Adjustment stating that they've seen this, asking for clarification, and possible recommendations that the BOA would desire implemented.

Chairman Keller referred to the Maser Consulting memo entitled "What To Do When There Is Nothing To Do", in which was recommended a review of BOA decisions for the last 5 years, looking for patterns.

For the record, Chairman Keller will ask Marion Spriggs, Board Secretary, to provide BOA Annual Reports for the last 5 years to the Planning Board members for their review.

### **Maser Itr. 2/1/12 Re Afford. House Tr. Fd. Deadline**

## **OTHER BUSINESS:**

### **RECYCLING ORDINANCE**

This matter will be carried.

### **COAH**

Chairman Keller reviewed that former Mayor Mach reported that the State will take back undedicated COAH funds from 2008. Darlene Jay, PP, reported that amount to be \$213,000. He revealed that Theresa Tamburro, MHL, indicated today that it is \$110,000. He stated that Roger Thomas will investigate the disparity. He pointed out the funds have to be committed.

As per Chairman Keller's discussion with Theresa Tamburro today, there is an effort to deal with the Board of Education on the Vail School, which could be converted into 3 or 4, age-restricted units. Negotiations are ongoing. The Township has submitted a letter to the Board of Education

to solidify that purpose. Roger Thomas informed that a contract of sale on that property, would save that money.

Bill Seal noted that Theresa Tamburro recently reported to the Township Committee re: COAH.

Herman Shoemaker, Committeeman, (2011PB Chairman), commented that this project should come through Planning Board to have a recommendation attached before it goes onto to Township Committee.

Kevin Doell inquired at what point does the Planning Board get some visibility on the Vail School project. He suggested clarification needs to be determined as to who is the principal agent, Planning Board or Township Committee.

Kevin Doell questioned if Theresa Tamburro's letter to property owners is a draft. His doesn't think the Township should be communicating something that is being researched as tentative. He stated it is a big commitment for the Township to put out there, if it is not "locked down", thus giving false hope regarding foreclosures.

Bill Seal, Committeeman, responded the Township Committee's main concern now is to get the COAH money committed that it now has, so it is not lost to the State. He said, then it is a "wait and see". He further pointed out that it is not known as COAH anymore.

Mr. Shoemaker offered to speak with Theresa Tamburro.

Mr. Shoemaker pointed out that Court ruled that the Fair Share Plans were defective because they took rights away that were universal. There was a period of time to remedy their deficiencies.

### **NJLM List of Available Grants**

Mr. Shoemaker has left a phone message with the NJLM regarding the list of available grants and how accessible it is to us. He will report on this next month.

### **Land Development Ordinance Review**

Results of Chapter 19 Ordinance Review will be discussed at the 4/16/12 PB Meeting.

The following Sections will be reviewed as indicated:

- 19-503 Driveways - Paul
- 19-504 Easements - Kevin
- 19-505 Fences - Nick
- 19-507 Landscaping - Rosalie
- 19-508 Lighting - Kevin
- 19-509 Lot configuration - Debra
- 19-510 Natural features - Kevin

19-511 Off street parking - David  
19-512 Performance standards – (vacant for now)  
19-513 Public utilities - Herman  
19-516 Signs - Rosalie

Mr. Shoemaker suggested the review be for inconsistencies, conflicts or primarily, omissions. He believes it has been 6 years or longer since last reviewed.

Chairman Keller revealed a consensus on amendments is being sought. He explained after discussing same, the Planning Board will vote on the suggestions and will recommend them to Township Committee . He clarified some recommendations were captured in past PB minutes from summer 2011.

Mr. Shoemaker noted this is a continuation of that. He noted that Roger Thomas, Board Attorney, would not get involved until Planning Board reported to the Township Committee, stating their recommendations.

Ted Rodman suggested talking with David Diehl, Zoning Officer, and the Construction Official from the State, since there may be an existing history on some of the topics.

Chairman Keller asked members to report back at the 4/16/2012 PB meeting.

### **NEW BUSINESS:**

#### **A-3908, S-2765**

Nick Mohr reported results of his inquiry. He stated this bill was signed by the Governor on 1/5/12. It is his understanding that it has nothing to do with the Planning Board or Township Committee. It applies to a great number of autonomous boards, commissions, etc. in the State.

He forwarded it to Roger Thomas and has heard nothing on it. This confirms his conviction that it has nothing to do with this Board.

### **Mapping**

Rosalie Murray and Paul Avery took on a quest to find out what is available as far as mapping so they could create, for instance, maps designating where the commercial areas are. Mr. Avery stated he wanted to create a basic map that could be built upon.

They have a disk of Environmental Resource Inventory maps. He desires to publish this on the website. He wishes to use it as a primary map to include overlays. He commented that once the basic information is available, it can be projected from computers, as a handy reference tool during discussions.

Rosalie Murray declared that we do not have an official township map. Ted Rodman pointed out that by Ordinance we do have an Official Map of streets and roads. She is suggesting a map that

could be printed and sold to people in the community or visitors. She noted that this would also aid in determination of capital improvements.

Mr. Doell pointed out we must find out what our contract with the webmaster includes. He suggested that the Maps should be in a separate section.

Mr. Doell recommends leveraging Google maps and Google earth. He revealed that a custom overlay can be created in Google maps. He explained things can then be drawn on, and then you can link out to that map. He stated that the Environmental Commission has created a Community Asset Map in Google. He offered to send a link to Mr. Avery for his information.

Mr. Mohr interjected that he learned recently that Google precludes governments from applying for their no fee mapping tools. He cautioned, in the future, the Planning Board or Environmental Commission, as a result, may find themselves to be in violation in terms of service.

Mr. Avery will speak to Phyllis Pizzaia, Town Clerk, to find out what the Webmaster contract includes.

The Mapping Subcommittee will report any progress at the next PB meeting on 3/19/12.

### **Alternate Board Members**

Mr. Doell pointed out there are no alternates to the Planning Board. He suggested Chairman Keller discuss with Mayor Anderson, filling those positions.

Chairman Keller agreed to do so.

### **PUBLIC PORTION:**

Mary Flynn, 8 Conrad Ct., was happy to hear Mr. Shoemaker's comments at this meeting pertaining to the grants. She was pleased with the planned organization of Ordinance review. She thought this was a great meeting.

### **VOUCHERS:**

**Action:** A motion was duly made by Mrs. Murray, seconded by Mr. Avery to approve all escrow and general vouchers, as presented. Roll call vote: Murray, Seal, Shoemaker, Avery Mohr, Doell, and Keller – yes.

### **PB Budget**

Kevin Doell wanted to find out the status of the PB budget. Mr. Shoemaker stated the permanent budget has not been adopted yet.

**ADJOURNMENT:**

There being no further business, a motion was duly made by Mr. Mohr, seconded by Mr. Seal, and unanimously carried, to adjourn at 8:41 pm.

Respectfully submitted,

Marion C. Spriggs, Secretary