

**BLAIRSTOWN TOWNSHIP
PLANNING BOARD
January 18, 2010 – 7:30 PM**

MINUTES

The Blairstown Township Planning Board met in regular session on Monday, January 18, 2010, at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following members were present: Debra Waldron, Kevin Doell, Jim Sikkes, Jane Santini, Rosalie Murray, Bill Seal, Mayor Richard Mach, Dirk Herrmann, Herman Shoemaker, Paul Avery and Raymond Snyder. 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.

REORGANIZATION:

Meeting was called to order by Roger Thomas.

Roger Thomas administered the Oaths of Office to new Board members, Kevin Doell and Paul Avery. Also, Jane Santini was sworn in.

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

Raymond Snyder left the meeting at 7:33 pm.

At this time, Roger Thomas called for nominations for the 2010 Chairperson.

Mr. Shoemaker was nominated by Mr. Herrmann and seconded by Mr. Seal.

There were no further nominations made for Chairperson.

Action: The nomination for Mr. Shoemaker to serve as Chairman was duly made by Mr. Herrmann, seconded by Mr. Seal. Roll call vote: Waldron, Doell, Sikkes, Santini, Murray, Seal, Mayor Mach, Herrmann and Avery – yes. Shoemaker – abstained.

At this time Mr. Shoemaker, as Chairman, asked for nominations for Vice Chairman:

Mr. Herrmann was nominated by Mr. Seal and seconded by Mr. Shoemaker.

There were no further nominations made for Vice Chairman.

Action: The nomination for Mr. Herrmann to serve as Vice Chairman was duly made by Mr. Seal, seconded by Mr. Shoemaker. Roll call vote: Waldron, Doell, Santini, Seal, Mayor Mach, Shoemaker and Avery -- yes. Sikkes, Murray and Herrmann abstained.

At this time Mr. Shoemaker, as Chairman, asked for the following nominations.

Action: The nomination for Roger Thomas, of Dolan & Dolan, to serve as Planning Board attorney, was duly made by Mrs. Waldron, seconded by Mrs. Murray. Roll call vote: Waldron, Doell, Sikkes, Santini, Murray, Seal, Mayor Mach, Herrmann, Shoemaker, and Avery – yes.

Action: The nomination for Ted Rodman, of Rodman Associates, to serve as Board Engineer, was duly made by Mrs. Murray, seconded by Mrs. Waldron. Roll call vote: Waldron, Doell, Sikkes, Santini, Murray, Seal, Mayor Mach, Herrmann, Shoemaker, and Avery – yes.

If there is reason for Ted Rodman to recuse himself on an application, the Board may substitute a Professional Engineer of its choice.

Action: The nomination for Marion Spriggs to serve as Board Secretary, was duly made by Mr. Sikkes, seconded by Mr. Seal. Roll call vote: Waldron, Doell, Sikkes, Santini, Murray, Seal, Mayor Mach, Herrmann, Shoemaker, and Avery – yes.

Action: The nomination for Maser Consulting, to be retained as Professional Planner for **COAH**, was made by Mrs. Murray, seconded by Mrs. Waldron. Roll call vote: Waldron, Doell, Sikkes, Santini, Murray, Seal, Mayor Mach, Herrmann, Shoemaker, and Avery – yes.

The appointment of a Planner is deferred until interviews are conducted by one member of Planning Board, one member of Board of Adjustment, and one member of Township Committee, as suggested by Mayor Mach.

Resolution Complying with the Open Public Meetings Act

Action: A motion was duly made by Mr. Herrmann, seconded by Mr. Seal, and unanimously carried, to adopt the Resolution for the Schedule of Meetings and designation of, The New Jersey Herald and Star Ledger, as Official Newspapers, complying with the Open Public Meetings Act.

At this point of the meeting, Roger Thomas stated for purposes of Reorganization, Ted Rodman was sworn in for testimony that he will give tonight and throughout the remainder of the year.

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

Minutes of December 21, 2009 regular meeting were approved, as written.

Action: A motion was duly made by Mrs. Waldron, seconded by Mr. Herrmann, to accept the December 21, 2009 regular meeting minutes, as written. Roll call vote: Waldron, Sikkes, Santini, Murray, Mayor Mach, Herrmann, and Shoemaker – yes. Doell, Seal, and Avery – abstained.

RESOLUTIONS:

Chairman Shoemaker reminded the Board Attorney to forward resolutions 10 days prior to the meetings, to assure Board members enough time to review them before voting.

COMPLETENESS:

None

PUBLIC HEARING:

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

Mr. Seal stepped down on this application.

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

Roger Thomas stated that he wants to make it clear on the record, that as a conditional use, the issue of parking exists. He revealed that it has been represented that the parking issue will be satisfied, not waived. This is why this application is before the Planning Board not the BOA.

Richard Keiling, responded that according to the Ordinance, for every 1,000 sq. ft., one parking space must be provided.

Richard Keiling stated the proposal is for 2 new hangars, 12,500 sq. ft. each.- equaling 25,000 sq. ft., thus, 25 parking spaces are needed.

Cory Stoner, PE, CME of Harold E. Pellow & Assocs., Inc., Augusta, NJ, and Dennis Kiernan, Blairstown Airport Manager, Sparta, NJ, were sworn in.

Cory Stoner presented Exhibit A-1, Sheet 3 of 12, Exhibit A-2, Sheet 4 of 12, of the 2004 Preliminary & Final Site Plan dated 4/9/04. These were marked as exhibits. He explained these illustrate the 480 ft. hangar constructed in 2004.

He stated that this application is for construction of 2 new buildings, each 52' deep x 60' wide x 240' long, equalling 480' of hangar space. There will be 4 hangars per building, with sloped roofs. They will be identical in shape, color and style as the existing hangars. They will be located northwesterly, parallel to the 2004 hangars. There will be no running water in the buildings, no bathrooms, no heat, no exterior lights, electricity will be provided to power the

hangar doors. A tenant's dumpster will be removed. Garbage is kept in the hangars and disposed of individually.

Drainage consists of a series of pipes surrounding the building to underground filtration pipes, which filter into the ground. The water from the front of the proposed hangars will go into the existing underground system along the taxi-ways. The drainage system can handle a 25 year storm.

The applicant requests a waiver for the traffic impact statement. Cory Stoner pointed out the access is from Lambert Rd., using a key-card system at the location of Operations Technology.

He also noted that a lot of fencing was voluntarily installed in the past. The applicant is in the process of obtaining grants for Homeland Security issues.

Dennis Kiernan, Manager of the Blairstown Airport, stated that owners usually park their cars inside the hangars, after pulling their airplanes out, especially in winter, for snowplowing purposes. He explained the need for the new hangars since all the existing hangars are full, there are 2 existing tenants waiting, and 3 others on a waiting list.

Exhibit A-3 was marked, which is Erect a Tube brochure describing the color and size of the buildings. This is the same manufacturer as originally used.

Dennis Kiernan revealed that no mechanical or engine work will occur in the hangars. No gasoline may be stored in the hangars. Fueling is at the opposite side of the airport by the café.

He stated the 99% of airplanes have fire extinguishers. The fuel pump is equipped with an auto safety switch and fire extinguishers are located nearby. The fuel tank is located inside a concrete vault. The Fire Department has visited the site.

Exhibit A-4 was marked, which is a letter dated 1/5/10, from Blairstown Hose Co. #1, indicating they will provide fire protection for the proposed new hangars.

Dennis Kiernan, indicated there are mostly piston engine, single engine, and twin engine airplanes there now. There are 2 small piston-engine helicopters and 2 turbine powered fixed-wing aircraft. He stated that the noise comes from the propeller. There is very little difference in the decibel level of the turbines and pistons.

Exhibit A-5 Aircraft Noise Data for U.S. Certified Propeller Driven Small Airplanes, was marked. Yellow highlights indicate models of planes based at Blairstown Airport.

Dennis Kiernan indicated that through the State, the Dept. of Homeland Security wants to install a 6 to 8 camera security system. This system can be monitored at the DOT in Trenton, as well as at the airport.

Currently the airport is fenced in and the access gate is awaiting a part for repair. A Board member questioned if the key-card system were violated, is it backed up by the State Police.

Roger Thomas interjected that the regulations for security elements would be in within the jurisdiction of the Department of Aeronautics, rather than this Board's jurisdiction.

Richard Keiling responded that whatever the applicant receives from the State pertaining to this system, will be forwarded to the Board pertaining to this application.

Dennis Kiernan stated this system is strictly voluntary, not required.

Roger Thomas revealed that the Planning Board does not have authority to hear this application if there are not 25 parking spaces. He suggests there needs to be some designation on the map to identify where the 25 parking spaces will be located. If they are inside, they must be designated as such. Richard Keiling indicated that the drawing will be revised to show that each hangar will allow for parking spaces. Roger Thomas declared this will have to be acceptable to Ted Rodman's review.

Ted Rodman stated that Item #6 should be a condition. Some minor changes must be made to the drainage.

There were no questions from the public.

Roger Thomas stated that if the Board is inclined to grant approval, he recommends the following:

Improve the deed for the site plan with the condition that there would be no water in the buildings, there would be no additional exterior lights, they be serviced by electric only, the dumpster on site be removed, that there be no mechanical work performed inside the hangars. There will be a modification of the map to show the 25 parking spaces required by Ordinance, will be accounted for inside the new hangar structures.

Furthermore, as per Ted Rodman's report of 12/18/09, Items #6, 9, 10 and 11 will be incorporated as conditions.

Kevin Doell, Planning Board and Environmental Commission member, questioned Item #5 in Ted Rodman's report pertaining to the Environmental Impact Statement regarding noise. Roger Thomas explained the EIS was waived for Completeness but could be included if the Board deems fit. Kevin Doell's concern is with the noise pollution that could result from the predicted 20% increase in traffic.

Ted Rodman pointed out that the Environmental Commission was given a copy of this application for comment and there has been no response. The Board consensus was to waive this issue.

Dennis Kiernan, declared that he can't guarantee there will not be any jet aircraft in the new hangars. He explained jets have come in and out in the past and no one complained. He also pointed out that the State Police helicopter that has come in and out frequently, has a jet engine.

Action: A motion was duly made by Mrs. Murray, seconded by Mr. Sikkes, to approve **PB#06-09 J.D.Air, Inc., Block 1502, Lots 2.01, 1.02**, 36 Lambert Rd., Prelim. & Final Major Site Plan, with the aforementioned conditions, and waiving the Environmental Impact Statement. Roll call vote: Waldron, Sikkes, Santini, Murray, Mayor Mach, Herrmann, and Shoemaker – yes. Doell – no.

CORRESPONDENCE:

BOA Minutes 12/8/09
NJ Planner Dec./Jan. issue

OTHER BUSINESS:

Sustainable Land Use Pledge Resolution – Final DRAFT approval

Chairman Shoemaker noted that Item III should read “strive” instead of pledge, to be consistent with other changes made.

Action: A motion was duly made by Mrs. Waldron, seconded by Mr. Sikkes to accept this document and forward it to the Township Committee for recommendation with the aforementioned change to Item #3. Roll call vote: Waldron, Doell, Sikkes, Santini, Murray, Seal, Mayor Mach, Herrmann, and Shoemaker – yes.

COAH

Mayor Mach indicated the minutes of the last meeting summarized where Blirstown is now regarding COAH. He stated that the consensus of the Township Committee was to move forward with the Plan in place at a slow pace, satisfying what is necessary now. The concern is for the \$350,000 reserved in the Affordable Housing Trust Fund. Roger Thomas agreed that if it is not used, it would go into the General Development Fee for the State. Roger Thomas stated the recommendation to do something with the money is appropriate, or the money will be lost.

Theresa Tamburro, MHL, has prepared a report for the Township Committee regarding COAH. A copy of it will be provided to the Planning Board. She revealed that the interested parties before her now, would use up about \$150,000.

NEW BUSINESS:

Mandatory Training Class for Board Members

Roger Thomas revealed that he hopes to offer a mandatory class for Board members in June. Mayor Mach urged Roger Thomas to offer this class definitely in June, as there are a couple members who still have to meet this requirement within the 18 months stipulated.

Master Plan

Roger Thomas stated that a Planner must be appointed in order to proceed with the Master Plan. He recommended that this should be a joint effort with the Board of Adjustment and Township Committee, to ensure a unified choice.

Mayor Mach suggested that Marion Spriggs phone the surrounding towns to see whom they are using.

PUBLIC PORTION:

There were no comments from the public.

VOUCHERS:

Chairman Shoemaker reminded the Board professionals to submit their bills within 60 days.

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

ADJOURNMENT:

There being no further business, a motion was duly made by Mrs. Murray, seconded by Mrs. Waldron, to adjourn at 9:11 pm. Motion was unanimously carried.

Respectfully submitted,

Marion C. Spriggs, Secretary