

**BLAIRSTOWN TOWNSHIP
PLANNING BOARD
June 15, 2009 – 7:30 PM**

MINUTES

The Blairstown Township Planning Board met in regular session on Monday, June 15, 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, Raymond Snyder, and Herman Shoemaker. Bill Seal was absent. Also present were Board Engineer, Ted Rodman and Board Secretary, Marion Spriggs. Board Attorney, Roger Thomas was absent.

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 April 20, 2009 Regular Meeting were approved, as written.

Action: A motion was duly made by Mr. Sikkes, seconded by Mayor Mach, to accept the April 20, 2009 Regular Meeting minutes, as written. Roll call vote: Waldron, Herrmann, Santini, Murray, Mayor Mach, and Sikkes –yes. Becker, Snyder, Shoemaker – abstained.

PRESENTATION:

PB#02-09 Catherine Dickson Hofman Library, Blk. 1501, Lot 20.03, - Lambert Rd. – Gazebo addition

Richard Keiling, Esq., attorney for the applicant, has asked that this matter be carried until the 7/20/09 meeting.

Action: A motion was duly made by Mr. Herrmann, seconded by Mrs. Waldron, to carry **PB#02-09 Catherine Dickson Hofman Library, Blk. 1501, Lot 20.03, - Lambert Rd. – Gazebo addition** until the 7/20/09 meeting. Roll call vote: Waldron, Becker, Herrmann, Santini, Mayor Mach, Sikkes, Snyder, and Shoemaker –yes. Mrs. Murray abstained.

EXTENSION:

PB#02-08 Grater. LLC, Block 904, Lots 7 & 8, Minor Subdiv. – Lot 8, Lot Line Adjustment-Lot 7, 110 Rt. 94 & 6 Jacksonburg Rd.

Richard Keiling, Esq., attorney for the applicant, explained that the Board granted a resolution for this application, memorialized on October 20, 2008, for the 3 lot subdivision. One of the conditions of the resolution was clarification of the drainage calculations. There were a variety of engineering issues that were being addressed with Ted Rodman. The majority have been resolved. The deeds await Roger Thomas, Esq.'s and Ted Rodman's approval. An extension until August 1, 2009 is being sought.

Ted Rodman pointed out that there is a minor issue regarding drainage which he believes has been resolved. He believes everything else is in order.

Richard Keiling, Esq. advised the Board that an application for a Grater LLC site plan will be submitted before the August meeting.

There were no questions or comments from the Board.

Action: A motion was duly made by Mr. Herrmann, seconded by Mrs. Waldron to grant an extension to record the deeds, with all the conditions of the prior approval, for **PB#02-08 Grater. LLC, Block 904, Lots 7& 8**, Minor Subdiv. – **Lot 8**, Lot Line Adjustment-**Lot 7**, 110 Rt. 94 & 6 Jacksonburg Rd. Roll call vote: Waldron, Becker, Herrmann, Mayor Mach, Sikkes, Snyder, and Shoemaker –yes. Mrs. Santini and Mrs. Murray abstained.

RESOLUTIONS:

None

COMPLETENESS:

None

PUBLIC HEARING:

None

CORRESPONDENCE:

BOA Minutes 3/10/09
NJLM Memo 4/13/09 Re: Affordable Housing, COAH Challenge, League Files Response to COAH
NJLM Memo 4/16/09 Re: S-2484 Com. Dev. Fee & New info from US Dept. Labor & Dept. Health
T. Tamburro ltr. 4/20/09 to Dan Burton COAH Re: 4/7/09 Meeting re: inaccurate codes on "Use Groups"
Joel McGreen e-mail 4/25/09 re: Not updating OSRP
Mayor Mach e-m fwd. 5/14/09 to PP- from TT re: Operating Manuals-COAH
Mayor Mach e-m fwd. 5/14/09 to PP – from TT re: Manuals & Certification –COAH
Maser Consul memo 5/27/09 to T. Tamburro w/attached Municipally Sponsored and 100% Afford. Developments –
General Description sheet

OTHER BUSINESS:

COAH

Mayor Mach stated that Dan Burton, COAH Planner – Region #2, phoned requesting to see the locations in Blairstown Twp.'s Plan. He specifically wanted to see the Phoenix Group Home, the Easter Seals Home, and the Municipally-Sponsored property on Stonybrook Rd.

Chairman Shoemaker and Mayor Mach visited the sites with Dan Burton. Questions were asked about sewage and waste removal. It was pointed out that there are no sewers or connections in town.

Sean Thompson, COAH Planner, phoned Ted Rodman regarding septic systems and sewage. He was seeking certification that the lot could sustain 52 COAH units and a package plant. Ted Rodman is researching this and will draft a letter confirming this. Discharge must be done into the ground, not the creek.

Since this is a Growth Plan, the question of whether perc testing, licensing and permitting would have to be done now, in anticipation of possibly needing 52 units, or later.

Ted Rodman revealed that he will put a memo together indicating the bedrooms, gallons per day. He indicated that COAH wants a general narrative of the permitting process for package treatment plants. Ted is seeking additional help with this.

Build Out Analysis

Chairman Shoemaker requested Marion Spriggs, Board Secretary, to contact Maser Consulting regarding the status of the Build Out Analysis.

NEW BUSINESS:

None

PUBLIC PORTION:

There were no comments from the public.

VOUCHERS:

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

ADJOURNMENT:

There being no further business, a motion was duly made by Mr. Herrmann, seconded by Mrs. Waldron, to adjourn at 7:53 pm. Motion was unanimously carried.

Respectfully submitted,

Marion C. Spriggs, Secretary