

**BLAIRSTOWN TOWNSHIP
PLANNING BOARD
June 20, 2011 – 7:30 PM**

MINUTES

The Blairstown Township Planning Board met in regular session on Monday, June 20, 2011, at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following members were present: Kevin Doell, Rosalie Murray, Bill Seal, Mayor Richard Mach, Paul Avery, David Keller, and Herman Shoemaker. Debra Waldron and Jim Sikkes 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:

Chairman Shoemaker read the following statement:

“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 May 16, 2011 regular meeting were approved, as corrected.

Action: A motion was duly made by Mr. Seal, seconded by Mr. Keller, to approve the May 16, 2011, regular meeting minutes, as corrected. Roll call vote: Doell, Murray, Seal, Mayor Mach, Avery, Keller, and Shoemaker – yes.

RESOLUTIONS:

PB#01-11 Jim & Sue Reiger, Block 506, Lot 8.04,16 Polkville Rd –Min.Sub.–(Lot Line Adj.)Bulk Var.

Chairman Shoemaker questioned acreage indicated in the resolution. Roger Thomas responded the resolution reflects Lot 8.04 is being decreased to 17.63 acres and Lot 8.07 is being increased to 11.9 acres.

Action: A motion was duly made by Mr. Keller, seconded by Mr. Doell, to approve the resolution for **PB#01-11 Jim & Sue Reiger**, Block 506, Lot 8.04,16 Polkville Rd –Min.Sub.–(Lot Line Adj.) Bulk Var. Roll call vote: Doell, Murray, Mayor Mach, Shoemaker, Avery and Keller – yes. Seal – abstained.

EXTENSION:

PB#02-10 Blair Academy, Block 906, Lot 4.03, + 7, Cedarville Rd. - Min.Sub.-(Lot Line Adj.)

Roger Thomas pointed out ordinances haven't changed, therefore the criteria remains the same. Mr. Keller pointed out the applicant is asking for an extension to file the deeds. Mr. Thomas recommended that if the Board agrees to the extension for a period of time, that it incorporate all the conditions of the prior approval.

Ted Rodman arrived at 7:35pm.

Action: A motion was duly made by Mr. Seal, seconded by Mr. Avery, to approve an extension for **PB#02-10 Blair Academy**, Block 906, Lot 4.03, + 7, Cedarville Rd. - Min.Sub.-(Lot Line Adj.)

COMPLETENESS:

None

PUBLIC HEARING:

None

CORRESPONDENCE:

BOA Minutes 5/10/11
Hardwick Twp Land Use Amend Ordinance Notice dated 6/2/11
NJLM Mayors Advisory – 5/9/11 re: Master Plan Re-examination now every 10 yrs.

Chairman Shoemaker noted the Master Plan Re-examination is now every 10 years instead of every 6 years.

OTHER BUSINESS:

RECYCLING ORDINANCE

Roger Thomas revealed that the Recycling and Solar Ordinances are being refined and he will have them hopefully, by the next PB meeting.

Ted Rodman stated the BOA granted a variance for a household recycling center at Balbi's. Approval from SWAC and approvals from the State must be obtained first.

COAH

Mayor Mach commented that the Governing Body's position is, they will wait until notification from COAH is received that substantive certification has been lost, before taking any action.

Chairman Shoemaker indicated an inquiry will be made to Darlene Jay to ascertain what estimated cost would be involved, as a result.

SOLAR ORDINANCE – compliance with State Ordinance

Roger Thomas commented that he is working on the Solar Ordinance now.

Land Development Ordinance Review - Discussion

Roger Thomas pointed out that rather than to list excluded uses, the language stating if the Ordinance doesn't say you can do it, then it can't be done, is the normal interpretation of the Zoning Ordinance. He stated there is not a municipality in the state that doesn't have a provision that says that if it is not specifically permitted, then it is prohibited in the zone.

Roger Thomas cautioned that BILLBOARD, listed in Sec. 19-203 should be eliminated because of a Commercial Speech ruling by the U.S. Supreme Court. He said they are still prohibited but at least the Ordinance would not reflect they are prohibited everywhere.

Roger Thomas asked what the Board consensus is regarding adding the language that is in the Village Neighborhood to the Neighborhood Commercial. He explained this means that it is compatible to the design scale of the surrounding neighborhood areas and that all buildings should have a gable, hip, gambrel or mansard roof. No flat roofs shall be allowed. The response was that it is better than what exists in the Ordinance now.

Mayor Mach declared he wants to discuss the PB members being in harmony on the desired designs. He suggested gathering, for the Board's own unification purposes, a compilation of building designs that they would like to see in Blirstown.

He pointed out that the town was founded by John I. Blair, who in his opinion, did a great job building the Blair Academy campus buildings. He feels this sets the tone for the entire town.

Ted Rodman questioned how to convey that to a developer. He pointed out that with no variances, there are problems. Variances provide for negotiating room.

Chairman Shoemaker suggested that the Board's homework is, to go out and take photos of building types they would like to see in Blirstown. Paul Avery suggested putting the pictures on a disc.

Roger Thomas summed it up as follows:

Sec. 19-106, the first sentence should state "If it is not permitted, then it is prohibited".

Sec. 19-106, remove A. reference to Billboard.

Sec. 19-408 (5) design requirements, language pertaining to HC will be modified after compilation of Board members' recommendations and/or photos.

Roger Thomas stated he will modify the Ordinance language when the Board review is complete.

Homework

Chairman Shoemaker recommended a review of Sec. 19-409 – 411 of the Land Development Ordinance for the 7/18/11 meeting.

NEW BUSINESS:

None

PUBLIC PORTION:

Mary Flynn, a Blairstown resident, was sworn in. She wanted to remind the Board that she has photos on line of most buildings in Blairstown. She will check into electronically sharing them. Also, she has actual photographs for reference.

2011 PB Budget

Mr. Doell questioned what is left in the PB budget. Mayor Mach pointed out that PB is 40% through the year 2011, and has expended 40% of its budget. Mr. Doell questioned what happens when the money runs out. Mayor Mach responded “You stop having meetings”. It is a viable possibility.

VOUCHERS:

Chairman Shoemaker questioned meeting prep fee on Statement #198697, for Michelle Corbett Rivielle, Esq. who appeared on behalf of Roger Thomas at the April PB meeting.

Action: A motion was duly made by Mr. Keller, seconded by Mr. Seal, to approve all escrow and general vouchers, as presented, except for Dolan Statement #198697 for \$727.99, which Mr. Thomas withdrew for modification. Roll call vote: Doell, Murray, Seal, Mayor Mach, Avery, Keller, and Shoemaker – yes.

ADJOURNMENT:

There being no further business, a motion was duly made by Mr. Avery, seconded by Mr. Seal, and unanimously carried, to adjourn at 9:20 pm.

Respectfully submitted,

Marion C. Spriggs, Secretary