

**BLAIRSTOWN TOWNSHIP
PLANNING BOARD
June 21, 2010 – 7:30 PM**

MINUTES

The Blairstown Township Planning Board met in regular session on Monday, June 21, 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, and Herman Shoemaker, and Paul Avery. 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 March 15, 2010 regular meeting were approved, as corrected.

Action: A motion was duly made by Mayor Mach, seconded by Mr. Sikkes, to approve the March 15, 2010 regular meeting minutes, as corrected. Roll call vote: Waldron, Doell, Sikkes, Santini, Murray, Seal, Mayor Mach, Herrmann, Shoemaker and Avery – yes. Waldron abstained.

RESOLUTIONS:

Ted Rodman arrived at 7:34pm.

PB#07-01 Peter & Marie Servos, Vane & Eleni Servos, Block 1301, Lot 1.01, Millbrook Rd., Minor Sub. & Var. – release of performance guarantee

Roger Thomas stated the Board granted a variance in 2001 for 2 properties on a common driveway. A house on the property was going to be removed and a new dwelling would be put on. Before releasing a CO for the new dwelling, a condition was removal of the old dwelling and a performance bond was required to insure this.

Dominick Santini sent a letter to the Board Secretary, dated June 16, 2010, indicating his clients are seeking to have the performance guarantee removed.

Roger Thomas pointed out that condition c, on page 6 of the resolution, indicates **“If”** the new house is built. Since the applicants have decided to remain in the house, Roger Thomas declared it is not an element on which the Board based its decision for the variance. Therefore it is a reasonable request, to eliminate it.

Mr. Santini's letter indicates that he has apprised his clients that fees for the Board's professionals will be coming out of the \$6,000. performance money. Chairman Shoemaker stressed professional bills should be rendered as soon as possible to facilitate this request.

Mr. Santini crafted a Draft resolution, amending the original resolution memorialized on July 15, 2002, which Roger Thomas will modify. He informed the Board, by its current action, it would revise the prior resolution, eliminating condition b requiring a performance guarantee.

There were no comments from the public.

Mr. Sikkes, a Board member, recommended that Ted Rodman, review the resolution. He stated he was on the Board at that time. This is a flag lot, and there were a lot of issues at the time.

Action: A motion was duly made by Mrs. Waldron, seconded by Mrs. Murray, to approve modification of the resolution memorialized on July 15, 2002 for **PB#07-01 Peter & Marie Servos, Vane & Eleni Servos**, Block 1301, Lot 1.01, Millbrook Rd., Minor Sub. & Var., to eliminate condition b. Roll call vote: Waldron, Doell, Sikkes, Murray, Seal, Mayor Mach, Herrmann, and Shoemaker – yes. Santini abstained.

COMPLETENESS:

None

PUBLIC HEARING:

None

CORRESPONDENCE:

BOA Minutes 3//9/10 and 4/13/10

NJ Planner Mar/Apr. and May/June

Ltr from D. Santini, Esq., re: **PB#07-01 – Peter & Marie Servos, Vane & Eleni Servos**, Minor Sub. & Var., Blk. 1301, Lot 1.01, Millbrook Rd. – release of performance guarantee

WSJ article – The Brewing Tempest Over Wind Power

Wind Power

Chairman Shoemaker stated that in January, the Assembly gave a group at Rutgers 10 months to develop a model ordinance regarding wind power.

A Board member confirmed that the Director of the Division of Codes and Standards gave the Dept. of Community Affairs 10 months for the technical bulletin to be issued. There is nothing on their website yet.

Roger Thomas pointed out that if someone wants to erect a windmill on their property, they would have to come before the Board of Adjustment for a variance for height and use.

OTHER BUSINESS:

COAH

Roger Thomas declared that S-1 passed the Senate and is with an Assembly Committee. It appears that COAH is gone and something else will replace it. He speculated that there will be a smaller obligation for most communities. Their stated goal is passage before the end of the month. Roger Thomas indicated at the July 19, 2010 meeting, he will update the Board of the status.

Mayor Mach revealed, from the Township's standpoint, there are 2 applications for apartments, for which there are residents. Blairstown is moving ahead slowly and cautiously. He stated the money in the COAH trust fund must be used or the State will use it. He said it can't be used for anything outside the program. There is a designated expenditure schedule.

Roger Thomas confirmed the rules and regulations provide that if the money is not used within a certain period of time, it goes to Trenton.

MASTER PLAN

Roger Thomas explained that the Township is required under the Municipal Land Use Law to do a Master Plan Re-examination Report. He will gather the information and verify with former Planners, Copolla & Copolla, that he has the most relevant documents from the past. He had hoped to give the Board a report of what the Master Plan Re-examination Report of 2004 stated. He said this would put the Board in a position to better understand what they would like to do. He pointed out that a re-examination report simply states that the Master Plan has been reviewed and the Board can declare, if it wishes, that the Plan is okay, and list its reasons.

He indicated if changes were necessary, they could be enumerated and throughout the course of the year, with a Planner, the Board could discuss those things. He said at least the Re-examination could be done, particularly if the Board finds what they have now seems to be acceptable. He pointed out this could avoid spending tax-payers' dollars on re-examining, should the Board find it is perfectly happy with the current Plan.

Roger Thomas revealed that he hopefully will be able to report back to the Board at the July 19, 2010 PB meeting.

Chairman Shoemaker recommended that after the technical review, this presents an opportunity for the Planning Board to discuss where Blairstown is going in the future, and how that can be worked into the Master Plan. He stated that Planning Board can conclude what they wish to add to the Master Plan, reflecting the future, as they see the Township growing.

He invited the Board members to submit their ideas regarding Blairstown's future growth to Marion Spriggs, Board Secretary.

PLANNER INTERVIEWS

Chairman Shoemaker reiterated that Planning Board is seeking a Planner.

The sub-committee has the results of its recent meeting pertaining to same.

EXECUTIVE SESSION:

Action: A motion was duly made by Mrs. Waldron, seconded by Mr. Herrmann, and unanimously carried to enter into Executive Session on the basis of contract negotiations, at 7:52pm.

Action: A motion was duly made by Mrs. Waldron, seconded by Mrs. Murray, and unanimously agreed, to adjourn Executive Session, at 7:59pm.

NEW BUSINESS:

A board member suggested that minutes, and scanned vouchers, be forwarded to the members via e-mail, for review. This was suggested in order to avoid calling a meeting if there is no business on the Agenda. Another member responded that not all members use a computer.

Roger Thomas declared that a roll call vote is necessary for voucher approval.

Chairman Shoemaker indicated since this is not pressing now, a future decision can be made on this.

PUBLIC PORTION:

Mary Flynn, of Conrad Ct., Blirstown, was sworn in. She recommended that the Board, in reviewing the Master Plan, should increase the minimum lot size. She knows of individually-owned, sizeable acreage which could accommodate numbers of houses. She thinks Blirstown should have some insurance, just in case. She feels that Blirstown can't sustain this type of development because of water, roads and the need to update resources, which she feels the Township can't afford. She is fearful of taxes going up. She would like to see 10 acre zoning. Also, she would like design standards required.

Chairman Shoemaker responded that subject will be discussed when the Master Plan is reviewed.

This portion of the meeting was closed to 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: Doell, Sikkes, Santini, Murray, Seal, Mayor Mach, Herrmann, Shoemaker, Avery and Snyder – yes.

ADJOURNMENT:

There being no further business, a motion was duly made by Mrs. Waldron, seconded by Mr. Herrmann, to adjourn at 8:13pm. Motion was unanimously carried.

Respectfully submitted,

Marion C. Spriggs, Secretary