

**BLAIRSTOWN TOWNSHIP
PLANNING BOARD
March 15, 2010 – 7:30 PM**

MINUTES

The Blairstown Township Planning Board met in regular session on Monday, March 15, 2010, at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following members were present: Kevin Doell, Jim Sikkes, Jane Santini, Rosalie Murray, Bill Seal, Mayor Richard Mach, Dirk Herrmann, Herman Shoemaker, Paul Avery and Raymond Snyder. Debra Waldron and Board Attorney, Roger Thomas were absent. Also present were 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 January 18, 2010 regular meeting were approved, as written.

Action: A motion was duly made by Mr. Hermann, seconded by Mayor Mach, and unanimously carried, without abstentions, to approve the January 18, 2010 regular meeting minutes, as written.

RESOLUTIONS:

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

Bill Seal stepped down for this application.

Chairman Shoemaker noted a modification has to be made on page 2, paragraph 2, of this resolution. He stated it should read, each hangar building is 240 ft. long x 52 ft. deep.

Action: A motion was duly made by Mrs. Murray, seconded by Mr. Herrmann, 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 modification listed above. Roll call vote: Sikkes, Santini, Murray, Mach, Herrmann and Shoemaker – yes.

COMPLETENESS:

None

PUBLIC HEARING:

None

CORRESPONDENCE:

BOA Minutes 1/12/10, 2/9/10

Warren Cty. Planning Bd. 2009 Proposed Development Summary

Chairman Shoemaker pointed that the number of plans submitted for Warren Cty. is at a 10 year low.

Warren Cty. Planning Dept. ltr. – 1/28/10 re: Warren Cty Transportation Forum

Chairman Shoemaker instructed anyone wishing to attend, to notify the Board Secretary.

Warren Cty. Planning Dept. memo – 2/17/10 Recycling Regulation Requirement

Marion Spriggs, Board Secretary, noted that she has made a copy of the above document for the Planner's information, in updating the Master Plan. Mayor Mach noted the large fines listed on the last page, and stressed the importance of compliance in this matter.

OTHER BUSINESS:

COAH - Status Report COAH Housing Program – 11/30/09 – Theresa Tamburro, MHL

This was presented to the Twp. Committee in December 2009.

MASTER PLAN – Planner Interviews

Requests for bids have been sent to 6 candidates. The deadline for submissions is 4/1/10.

NEW BUSINESS:

Windmills

Chairman Shoemaker revealed that legislation (A3740R) has been signed on 1/18/10, regulating small wind energy systems by municipalities. Within 10 months of enactment, the Director of Div. of Codes & Standards in the Dept. of Community Affairs, in consultation with the DEP, will issue a technical bulletin including model municipal ordinances for the construction of small wind energy systems.

Kevin Doell, Board member and Environmental Comm. Member, indicated that he has attended several NJ energy conferences. The Highlands, here, as well as the shore area, are viewed most productive.

Mayor Mach noted that Knowlton has one wind turbine now. He suggested to the Board that rules be adopted to keep ahead of the curve.

Ted Rodman stated currently, every wind turbine application must appear before the Board of Adjustment for a variance, due to height restriction. He further mentioned that an ordinance would provide the Board with some guidelines. The biggest objection he's heard, has been aesthetics.

Dirk Herrmann pointed out concern, since this area is a migratory route for birds, twice a year.

Chairman Shoemaker suggested that when the State issues a model municipal ordinance for construction of small wind energy systems, Blairstown's Planner should be appraised.

Mayor Mach informed the Board that regarding hydro-electric generation, The Township is discussing refitting the Paulina Dam. He recommended that be included as a consideration and make it an alternate energy source. Ted Rodman revealed that The Township owns the dam. Mayor Mach indicated there will probably be an EPC (Electric Producing Company) in partnership with The Township, who will operate it.

Kevin Doell, explained SRECs, which are renewable energy credits. These can be sold back per energy unit created. They have a certain monetary value, which shifts according to the market. Income can be received based on SRECs being sold that come back after the grid.

Mayor Mach indicated that they are being sold to those not providing alternate energy, like a generating plant, which is putting emissions into the atmosphere but can buy credits as an offset. Mayor Mach revealed that they are highly marketable now.

Dirk Herrmann stated The Township can buy the equipment and have control of it, or have someone put equipment up, own it, and The Township gets a discount, with no maintenance headaches.

PB#04-08 Lane Enterprises, Inc. (Tractor Supply), Block 903, Lot 3.01, Minor Site Pl. & Var.

Lane Enterprises has applied to NJDEP for Treatment Works Approval, pertaining to upgrading the septic system. Tractor Supply has their own separate septic system. Ted Rodman stated that Twp. Committee has had conversations with them, indicating that "those wheels are still turning". Twp. Committee has signed off confirming that they are knowledgeable of this.

Toll Bros.

Ted Rodman indicated there had been a letter from Toll Bros. requesting the release of the Maintenance Bond, which Twp. Committee has released. He noted the money remaining in the Planning Board escrow will be used to cover trees that may not have survived.

Construction Office

Mayor Mach revealed that an Ordinance was introduced at first reading, to transfer the construction activities to the State. He explained the reason is, in 2009 Blairstown had to fund the Construction Dept. \$50,000. Revenue brought in was only \$80,000. Expenses paid out, were \$130,000. He further stated, in 2008 the Construction Dept. had to be funded \$10,000. He said this year does not look better and is off to the same start. He noted that things have to be going on, in order to have fees coming in.

Mayor Mach indicated if the Ordinance passes, State inspectors will be giving 5 day inspection on permits. They will be physically present 2 or 3 days. There is no cost to The Township. He stated they do this for the fees.

Bill Seal commented that if Gov. Christie privatizes, Blairstown may be paying a fee for the State to come out and do it. He remarked that Blairstown should've waited to see what money The Township would be receiving from the State, before the determination was made.

Mayor Mach revealed that Twp. Committee had requested Phyllis Pizzaia, Town Clerk, to write a letter to BOA Chairwoman, Debra Waldron and PB Chairman, Herman Shoemaker, to advise them that there are now fewer people to do the work in the office. Margaret McGinley, TACO, devoted 3 days a week to construction and 2 days into doing other activities. He explained when the Construction Dept. goes to the State, Margaret will not be here. Therefore, Twp. Committee is asking the BOA & PB to use prudence in usage of the secretaries.

Board Secretary Duties

Phyllis Pizzaia's letter dated 3/12/10 to both Chair people, indicates it is imperative that no more than 14 hours per week, be allocated as a combined work load for Marion Spriggs, BOA & PB Board Secretary. Questions were raised by some members as to whether the 2 meetings per month are covered in this 14 hours. A Board member pointed out, due to termination of 2 office employees last year, some of their duties are now being absorbed by the Board Secretary, who also serves as Deputy Clerk and Registrar. The member further stated that Marion Spriggs is now viewed as the Receptionist by the public, as she is the first person whom they encounter, and she fields all general phone calls.

Mayor Mach invited the comments regarding this matter to be brought to the Township Committee meeting because this Board is one of the entities impacted.

Zoning Permits

Mayor Mach indicated that there will probably be some adjustment regarding Zoning Permits. He pointed out that inspections are driven by the fees. Some activities of the Zoning Dept. are related to the Construction Dept. because the Zoning Officer has to review new construction, and ongoing enforcement.

PUBLIC PORTION:

Mary Flynn, Blirstown resident, asked if the Build Out Analysis has been completed, and what the results were. The affirmative response was that all the developable land would produce approximately 480 building lots.

VOUCHERS:

Action: A motion was duly made by Mr. Herrmann seconded by Mr. Shoemaker, 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 Mr. Seal, seconded by Mr. Sikkes, to adjourn at 8:21 pm. Motion was unanimously carried.

Respectfully submitted,

Marion C. Spriggs, Secretary