

**BLAIRSTOWN TOWNSHIP  
PLANNING BOARD  
May 16, 2011 – 7:30 PM**

**MINUTES**

The Blairstown Township Planning Board met in regular session on Monday, May 16, 2011, 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, Rosalie Murray, Bill Seal, Mayor Richard Mach, Paul Avery, David Keller, and Herman Shoemaker. 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 April 18, 2011 regular meeting were approved, as written.

**Action:** A motion was duly made by Mr. Sikkes, seconded by Mrs. Waldron, to approve the April 18, 2011, regular meeting minutes, as written. Roll call vote: Waldron, Sikkes, Murray, Mayor Mach, Avery, Keller, and Shoemaker – yes. Doell, and Seal abstained.

**RESOLUTIONS:**

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

Roger Thomas declared further modifications must be made to this resolution. Mr. Keller stated the list of property owners had the wrong lot numbers, thus, he suggested an amendment to the map. Roger Thomas recommended as a condition of approval, there be an amended map with the updated list of abutting property owners.

Mayor Mach said he wishes to see the actual draft of the resolution containing the above modifications, before any action is taken. Roger Thomas agreed to provide it.

He explained no motion is needed to carry this matter since there was no formal request by the applicant to be memorialized today. He stated, therefore the matter can be carried at the request of the Chair.

Chairman Shoemaker declared this matter will be carried until the June 20, 2011 meeting.

**COMPLETENESS:**

None

**PUBLIC HEARING:**

None

**CORRESPONDENCE:**

BOA Minutes 4/12/11

St. NJ dated 3/9/11 re: database maintenance OPA – carried from April 18, 2011 PB mtg.

Roger Thomas explained this is simply a “heads up”. He said the letter explains one of the ways to encourage economic development is through re-development. He commented it is his feeling, at this point in time, that it is uncertain whether this applies to Blairstown Township.

Wrn. Cty. Plan Bd. memo 5/6/11 re: State Plan Stakeholder Mtg. on 5/17/11, from Mayor Mach

Chairman Shoemaker stated, he and Mayor Mach plan to attend the above meeting.

**OTHER BUSINESS:**

**RECYCLING ORDINANCE**

Roger Thomas explained that the draft is not finished. He commented that he did one for Hope, who was trying to make this minimalist. He wants to touch base with David Dech, Warren County Planner, before presenting it to this Board.

Roger Thomas said the Board will have it by the June meeting.

**COAH**

Chairman Shoemaker revealed Community Options informed Blairstown they can’t address group homes here now. They have too many things with which to deal.

**SOLAR ORDINANCE – compliance with State Ordinance**

Roger Thomas stated this should be done by the June meeting. Roger Thomas said although Blairstown has a Solar Ordinance, he wants to get this updated in relation to the amendments that have occurred over the last couple of years with the State Ordinance.

**APPLICATION CHECKLIST- 4/11/ 11 ltr. Chmn Shoemaker to Twp. Comm. Re: “Taxes to be paid at time of application”.**

This recommended Ordinance change was approved by the Township Committee and is being forwarded to the Township Attorney.

### **Land Development Ordinance Review - Discussion**

Roger Thomas indicated it is not required under MLUL to give notice pursuant to a Master Plan change or Re-examination. This was done on the basis of cost, since Re-examinations must be done every 6 years. He pointed any changes are listed on the website. Mr. Sikkes commented in the past it was just noticed in the newspapers and there never was a problem with it. Chairman Shoemaker stated the Board consensus is to stay with the status quo regarding notification.

Mr. Keller researched the permitted uses in the non-residential zones. He distributed copies of his findings to the Board members. He suggested reviewing, to possibly set criteria for how things look in the future. He was inspired from the Form Based Code (FBC) presentation by Darlene Jay, PP at the last PB meeting.

Chairman Shoemaker commented the time to prioritize is now. He suggested reviewing the Ordinance to make sure the language is in there regarding design standards, etc. for protection in the future.

Mr. Seal questioned the airport zoning classification – GCI General Commercial/Industrial. He recalled the state mandated it be zoned as an airport. Roger Thomas will research this.

Generally speaking, Roger Thomas pointed Blairstown’s Land Development Ordinance has a rhythm to it, and is really not too bad.

Roger Thomas declared there are 5 non-residential neighborhoods, starting with VN – Village Neighborhood, in the Chapter 19 Land Development Ordinance Sec. 19-407 to 411. He suggested reviewing them in parts, i.e. Sec. 19-407 and Sec. 19-408 for discussion at the next meeting.

He further recommended if the discussion goes well, perhaps there can be a review of Sec. 19-409-411 for the following meeting on 7/18/11.

Chairman Shoemaker accepted the suggestion and assigned it as HOMEWORK to be discussed at the 6/20/11 PB meeting, as follows:

### **HOMEWORK :**

Read Chapter 19 Land Development Ordinance

Sec. 19-407

Sec. 19-408

Bring comments and suggestions to the 6/20/11 PB meeting for discussion.

### **NEW BUSINESS:**

None

**PUBLIC PORTION:**

Mary Flynn, a Blairstown resident, was sworn in. She brought in her laptop computer to show pictures to the Board of landscaped lots with things that should be prevented in the future. She stated that her point is, Blairstown Township can't ignore the residential designs anymore than they can the commercial designs. Chairman Shoemaker responded by thanking her and remarked the Board is aware that there are a lot of things that need to be covered. He stated the Board plans to start with the commercial lots first.

**VOUCHERS:**

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

**FINAL COMMENTS:**

**Ordinance Review**

Chairman Shoemaker had one final comment. He said, considering review of the Ordinance, he wants it understood that this is not being critical of the Ordinance as it exists today. He stated if the economy comes back, his desire is to be ready.

**PB Budget 2011**

Mayor Mach instructed the Board to be mindful regarding PB 2011 budget. He said PB is about 1/3 of the way through the year and is a little bit more than 1/3 through the PB budget.

**ADJOURNMENT:**

There being no further business, a motion was duly made by Mr. Sikkes, seconded by Mrs. Waldron, and unanimously carried, to adjourn at 9:06 pm.

Respectfully submitted,

Marion C. Spriggs, Secretary