

**BLAIRSTOWN TOWNSHIP  
PLANNING BOARD  
November 21, 2011– 7:30 PM**

**MINUTES**

The Blairstown Township Planning Board met in regular session on Monday, November 21, 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, Bill Seal, Mayor Richard Mach, Paul Avery, David Keller, and Herman Shoemaker. Jim Sikkes and Rosalie Murray 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 June 20, 2011 regular meeting were approved, as written.

**Action:** A motion was duly made by Mr. Seal, seconded by Mrs. Waldron, to approve the June 20, 2011, regular meeting minutes, as written. Roll call vote: Waldron, Doell, Seal, Mayor Mach, Avery, Keller, and Shoemaker – yes.

**PB DEADLINE DATES:**

A suggestion was made that information supporting applications must arrive at Town Hall at least 10 days prior to meetings to provide board members time to review.

Chairman Shoemaker pointed out that the Township Committee approved changing the Ordinance to reflect, on the Land Development Application Checklist, that taxes must be paid at the time of the application.

Mayor Mach informed the Chairman that there needs to be follow-up to determine that the Ordinance has been officially changed in that regard.

**RESOLUTIONS:**

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

Roger Thomas noted if this resolution is approved, the memorialization date must be changed to reflect 11/21/11.

**Action:** A motion was duly made by Mrs.Waldron, seconded by Mr. Keller, to approve the resolution for **PB#02-10 Blair Academy**, Block 906, Lot 4.03, + 7, Cedarville Rd. - Min.Sub.–(Lot Line Adj.) Roll call vote: Waldron, Doell, Seal, Mayor Mach, Shoemaker – yes.

**CONCEPTUAL REVIEW:**

**PB#02-11 NWRHS Bd. of Ed.**, Block 1402, Lot 21.02, 10 Noe Rd

Chairman Shoemaker explained this is an informational hearing. NWRHS is required to seek local review before the Board and provide evidence to the State Dept. of Education that they have done so, taking into account any observations provided by the Board.

Roger Thomas noted the Board does not have approval or denial authority. He stated this is an informational hearing so the PB members can give input from a planning viewpoint. The public can give input as well.

He explained that he will transmit any PB comments via a letter or resolution to the Commissioner of Education.

James Fox, Esq., of Morris, Downing & Sherred, Newton, NJ brought along:

Dr. Brian Fogelson, Superintendent of NWRHS  
Christina Sharkey, Board Administrator  
Fred Cook, a NWRHS School Board Member

Mr. Fox revealed that a Civil Engineer has been hired to oversee this project but was unable to attend this evening.

Mr. Fox presented a brief overview. He stated they were trying to maximize the budgeted money for this expansion. They plan to purchase 2 modular units which will house 4 classrooms and 4 bathrooms. They will be accessed from outside via a covered walkway without sides. There will be no ramping. Anticipated cost will be \$60, 000 to \$80,000. which is 4 to 5 times less than the originally investigated brick and mortar expansion. The project will go out for bid. Final approval will be granted by the State Board of Education. The State will ensure construction codes are met. There will be no separate septic system.

Ted Rodman commented that the narrative shows the building as 24' x 72'. He said the site plan indicated 72' but the modular layout reveals 60' wide. Mr. Fox indicated that some of the dimensions could change because not all modular units by various bidders are the same. Ted Rodman interjected that he asked that question so that Roger could include that in his resolution.

Mr. Keller, a PB member who is a PE, commented construction is indicated over a water main. He declared it is not normal engineering practice to locate a building over a water main. He also commented that a better design would be to put a saddle on the existing sewer line rather than the angles indicated.

Mr. Keller suggested that a separate circuit from the main box to the modular classrooms would be a better solution from an electrical point of view. Dr. Fogelson responded that he would be glad to take that back to their engineer, Mr. Taloo. He continued, The State would have to approve the plans.

Dr. Fogelson described the front elevation which would be finished to blend in with the color of the bricks, without using bricks.

He pointed out the modular units are warranted for 20 to 30 years. They will be owned. They anticipate using them by fall, 2012.

Ted Rodman pointed out since it is a school, it is exempt from the storm water regulations.

This portion of the Review was opened to the public.

There were no public comments or questions.

Roger Thomas suggested that if a motion is made, it could include as recommendations, if desired:

- Relocation of water line
- Saddle for the sewer line
- Color to blend with the school
- Verification of adequate electric service.

Mayor Mach pointed out that Blairstown Twp. Construction Official is the State with DCA Inspectors.

Mr. Fox stated that if there is a conflict, between whoever is acting as Municipal Inspector and The State, The State has the "trump cards".

Chairman Shoemaker asked for a motion to adopt a resolution to include the above-mentioned recommendations outlined by Roger Thomas.

Mr. Fox wishes to get this to the State as soon as possible. Roger Thomas responded he will prepare the Resolution, which normally would be memorialized on December 19, 2011 but he

will send a DRAFT to Mr. Fox. Mr. Fox pointed out this will enable them to get started to send it to The State. Upon memorialization on December 19, 2011, if there is a revision, the revision could then be forwarded to The State.

**Action:** A motion was duly made by Mr. Keller, seconded by Mr. Seal to adopt a resolution stating the above-mentioned recommendations for **PB#02-11 NWRHS Bd. of Ed.**, Block 1402, Lot 21.02, 10 Noe Rd, modular classrooms addition. Roll call vote: Waldron, Doell, Seal, Mayor Mach, Avery, Keller and Chairman Shoemaker – yes.

### **CORRESPONDENCE:**

BOA Minutes 8/9/11

NJ Planner Sept. Issue

Mayor Mach pointed out on page 2 of the above publication there is a very comprehensive article re: e-mails – the do's and don'ts.

### **OTHER BUSINESS:**

#### **2012 PB Budget**

Chairman Shoemaker pointed out that the PB 2011 Budget was \$5,000. PB expenditures through October are \$5,077. He recommends continuing at the \$5,000. for 2012, as anticipated review of the Land Use Ordinance will continue, requiring professional consultation.

In an effort to save, a suggestion was made to continue to meet, as a informational gathering, without the professionals, to discuss items to update. When advice is sought, the Board will get the information needed.

Roger Thomas pointed out that when applications are being heard, that money comes from escrow of the applicants. He stated it is when there are no applicants, "Where does the money come from"?

Mayor Mach suggested being as prudent as possible.

**Action:** A motion was duly made by Chairman Shoemaker, seconded by Mrs. Waldron to approve the **2012 PB Budget** for \$5,000, with a footnote for an additional \$5,000 for the Affordable Housing Planner, and \$5,000 for the Affordable Housing Attorney payable from the Affordable Housing Trust Fund. Roll call vote: Waldron, Doell, Seal, Mayor Mach, Avery, Keller and Chairman Shoemaker – yes.

### **RECYCLING ORDINANCE**

This matter will be carried.

## **COAH**

Mayor Mach revealed that the Township will be going through another affordable housing cycle. It will not be COAH.

He will be meeting with Theresa Tamburro, MHL, who is monitoring the Fund, within 2 weeks.

## **SOLAR ORDINANCE – compliance with State Ordinance**

This matter will be carried.

## **NJLM 11/18/11 URGENT LEGISLATIVE ALERT to Municipal Clerks**

Chairman Shoemaker received the above today, and questioned Bill A-4128 indicated therein. The League opposes it, since it would allow for modifications to land use approvals because of changed economics, without the normal review of development applications.

This bill and others, will come before the Assembly Housing and Local Government Committee on 11/21/11.

Mrs. Waldron commented this would be trying to steal home rule.

Chairman Shoemaker explained that he brought this up because perhaps at the next meeting, the PB could make a recommendation to Township Committee to send a letter expressing opposition to the bills listed therein.

Roger Thomas responded that he would be happy to report back to the Board on this.

(In an effort to save professional service fees, at 8:44 PM, Attorney Thomas inquired if his presence was needed for the remainder of the meeting, and left at this time.)

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

Chairman Shoemaker pointed out that there is a continued homework assignment of Chap. 19 Land Dev. Ordinance, **Sec. 19-409 & 410**, for the next meeting.

Next month Chairman Shoemaker would like to assign sections to members who may have a helper. After review, recommendations would then be made to Township Committee.

He pointed out that recommendations are not mandatory.

## **What to do when there is nothing to do? - Maser Consulting**

Chairman Shoemaker, Mayor Mach and Paul Avery attended a free seminar sponsored by Maser Consulting, PP, at which the above entitled brochure was distributed.

The PB members each received a copy at their meeting tonight. Chairman Shoemaker reported that they got some very good ideas about what to do at slack time:

1. Identifying all data in Township and locate it in one spot.
2. Identify assets within the community, i.e. locate vacant properties, database of businesses.
3. Compare the 2000 census with 2010 census.
4. Look at BOA Annual Report. Get an idea of kinds of variances being granted.
5. Talk with the County Economic Committee for input to attract business.

Deb Waldron, BOA Chairwoman, suggested researching what type of businesses have left and how likely it would be for similar businesses to return. She said we do not want vacant stores.

### **Community Planning Month**

The Township Committee adopted a resolution declaring October, 2011 as Community Planning Month. The PB and BOA have received official Proclamations re: same.

### **NEW BUSINESS:**

Kevin Doell asked if the composition of this Board needs to change now that Chairman Shoemaker has been elected a member of the Township Committee. Mayor Mach responded that appointments are made as of the beginning of January, 2012.

### **PUBLIC PORTION:**

There were no members of the public present.

### **VOUCHERS:**

**Action:** A motion was duly made by Mr. Seal, seconded by Mr. Avery, to approve all escrow and general vouchers, as presented, except for Dolan Statement #199274. The approved amount for that statement is \$354.71. Roll call vote: Waldron, Doell, Seal, Mayor Mach, Avery, Keller, and Shoemaker – yes.

### **ADJOURNMENT:**

There being no further business, a motion was duly made by Mrs. Waldron, seconded by Mr. Seal, and unanimously carried, to adjourn at 9:07pm.

Respectfully submitted,

Marion C. Spriggs, Secretary