

**BLAIRSTOWN TOWNSHIP
PLANNING BOARD
September 20, 2010 – 7:30 PM**

MINUTES

The Blairstown Township Planning Board met in regular session on Monday, September 20, 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, Rosalie Murray, Bill Seal, Mayor Richard Mach, Dirk Herrmann, Herman Shoemaker and Paul Avery. Jane Santini was 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: was read aloud.

MINUTES: (As distributed prior to the meeting date.)

Minutes of August 16, 2010 regular meeting were approved, as corrected.

Action: A motion was duly made by Mrs. Waldron, seconded by Kevin Doell, to approve the August 16, 2010 regular meeting minutes, as corrected. Roll call vote: Waldron, Doell, Murray, Seal, Mayor Mach, and Herrmann – yes. Sikkes and Shoemaker – abstained.

EXECUTIVE SESSION MINUTES: (As distributed prior to the meeting date.)

Minutes of August 16, 2010 Executive Session meeting were approved, as corrected.

Action: A motion was duly made by Mrs. Waldron, seconded by Mrs. Murray, to approve the August 16, 2010 Executive Session minutes, as corrected. Roll call vote: Waldron, Doell, Murray, Seal, Mayor Mach, and Herrmann – yes. Sikkes and Shoemaker – abstained.

RESOLUTIONS:

RECOMMENDATION OF TOWNSHIP PLANNER

Mayor Mach suggested that someone from the Planning Board, who was present at the interview, come to the October Township Committee meeting regarding this.

Action: A motion was duly made by Mrs. Murray, seconded by Mrs. Waldron, to approve **Resolution Recommending Township Planner.** Roll call vote: Waldron, Doell, Murray, Seal, Mayor Mach, and Herrmann – yes. Sikkes and Shoemaker – abstained.

Mr. Avery arrived at 7:41 pm.

COMPLETENESS:

None

PUBLIC HEARING:

None

CORRESPONDENCE:

NJ Planner Sept./Oct. Issue

OTHER BUSINESS:

COAH

Mayor Mach indicated that the Assembly has not passed anything on COAH yet. He asked if Blairstown does not act on something in COAH in the 2 year period starting on 7/8/09 when substantive certification was granted, can the State take the money. He remarked there is \$300,000 + in jeopardy here. The question is whether to accelerate the Plan, so as not to lose the appropriated funds.

Roger Thomas will try to get the answer to that question.

MASTER PLAN – Periodic Re-examination Report presented by Roger Thomas, Esq.

Roger Thomas reviewed that in his 8/16/10 presentation to the Planning Board regarding this matter, Blairstown dealt with the Master Plan in a 2 part process. He commented that Blairstown did an extensive job with residential activities in the early 2000s, and with the non-residential aspect in 2004.

The Planning Board must decide if, even though there have been changes, the circumstances in Blairstown have not warranted any changes to the Master Plan, and thus will file a Re-examination Report.

He has presented this document to the Board for its approval. He indicated after the Board's approval, it will be necessary to advertise a public hearing on this document, which will be held on 10/18/10.

He explained that is why the document is here today. He stated that hopefully it expresses what was discussed last month. Questions which need to be asked are contained on the 1st page A through E. It continues with what Blairstown has done and then includes findings and conclusions that based upon what has been done in the past, and considering where Blairstown is now, this Master Plan Re-examination Report finds that Blairstown is satisfied where it is now. Thus, no further action needs to be taken at this point in time. He revealed that the Township is only obligated to review the Master Plan every 6 years.

Board members agreed that this Re-examination report that Roger Thomas presented was very comprehensive and complete and were happy that the Township was saving money. Chairman Shoemaker indicated this is the best approach and money can be more efficiently spent on specific issues.

Roger Thomas explained that Governing Body has no jurisdiction over Master Plan or Master Plan review. He recommends that the Master Plan Re-examination Report be sent to them for advisement as a co-operative effort.

Roger Thomas agreed to include a modification, that Blairstown no longer has a Recycling Center due to subsidy eliminations. He pointed out this is a change that has occurred over the last 6 years. Ted Rodman revealed that the Element states that Blairstown has a center. Mayor Mach confirmed that Blairstown has curbside pickup and the resource of the Warren Cty. Landfill Recycling Center.

Action: A motion was duly made by Mr. Sikkes, seconded by Mrs. Waldron, to authorize a Public Hearing at the 10/18/10 Planning Board Regular Meeting for the Master Plan Re-examination Report with aforesaid modification. Roll call vote: Waldron, Doell, Sikkes, Murray, Seal, Mayor Mach, Herrmann, Shoemaker and Avery – yes.

CELL TOWER ORDINANCE

Mrs. Waldron, Chairwoman of the Board of Adjustment, will inform the BOA of the changes recommended by the Planning Board in its action on August 16, 2010 regarding the Cell Tower Ordinance. Chairman Shoemaker then asked her to report back to the Planning Board so this modified Cell Tower Ordinance can be passed on to the Governing Body.

Mayor Mach suggested a change be made to pg. 1, Sec. 4 (a), to reflect “on Township of Blairstown Property” listed first as a first priority. Roger Thomas agreed to make this change.

NEW BUSINESS:

Upgrading of power lines

Mayor Mach informed the Board that he attended all 3 hearings on the 500 kv transmission lines that were approved up to the Delaware Water Gap National Recreation Area.

He revealed that at the one held at Fernwood, most of the comments were regarding disturbing the beauty of the Park area.

The next night at Stroudmoor, about 120 people were present. Comments there were directed to lines #6 and #7 which dip south into White Twp. Concern was expressed regarding intrusion on the Cherry Valley Conservation Area which recently has just been established. At that meeting, Mayor Mach made a formal objection, on the record, regarding lines #3 running parallel to Gaisler Rd. along Hardwick/Blairstown border.

He further stated #4 is the Lackawanna cutoff, across the river at the viaduct in Portland into Frelinghuysen and into Sussex County, and #5 is along the north side, (our side), of Rt. I-80 . #6 is on the other side of I-80 and #7 dips down in Hope and White Twp.

He explained that he stated in the previous minutes, that the new proposed 200' poles would replace the existing ones. That is incorrect, these poles are in addition to existing ones, going alongside them.

He saw in the paper that at the last minute in the comment period, the power companies came back with an alternative, stating the original route across the Delaware can still be run with additional poles, not widening the path. All are under consideration.

After review of the comments, an Environmental Impact Statement will be issued.

Kevin Doell indicated that the Environmental Commission submitted written comments before the deadline, supporting a "no build" option on the power lines and also supporting the Township's stance against Options #3, #4 and #5.

PUBLIC PORTION:

This portion of the meeting was open to the public. There was no public present.

VOUCHERS:

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

ADJOURNMENT:

There being no further business, a motion was duly made by Mr. Sikkes, seconded by Mrs.Waldron, to adjourn at 8:25 pm. Motion was unanimously carried.

Respectfully submitted,

Marion C. Spriggs, Secretary