

**BLAIRSTOWN TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

August 11, 2009

MINUTES

The Blairstown Township Board of Adjustment met in regular session on Tuesday, August 11, 2009 at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following Board members were present: Debra Waldron, Lois Brod, Philip Rivera, Charles Anderson, Mark Ohannesian and Joe DiGrazia. Barbara Green, Andrew Straut, and Mike Repasky were absent. Also present were Anand Dash, Esq. for 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 July 14, 2009 Regular Meeting

Action: A motion was duly made by Mrs. Waldron, seconded by Mr. Anderson, to approve the minutes of the July 14, 2009 meeting, as written. Roll call vote: Waldron, Rivera, Anderson, and DiGrazia – yes. Brod and Ohannesian – abstained.

RESOLUTIONS:

None

COMPLETENESS:

None

PUBLIC HEARING:

ZB#03-09, Steven J. Poweska, Block 401, Lot 12, 67 Walnut Valley Rd., - Bulk Variance

Anand Dash, Esq. confirmed that this is a C-1 variance.

Ted Rodman reviewed his 8/7/09 report. He stated that the applicant made all the corrections necessary for Completeness.

He explained that the applicant is here for a variance for an accessory building exceeding limits of 40% of the principal building. (See Code 19-403, Note 2). The applicant is seeking approval for 102%.

Steven Poweska was sworn in. He plans to construct a 16 ft. high, 1,200 sq. ft. metal, post and frame accessory building with a concrete floor, to store his antique vehicles. He will leave a shed that is 7.233 sq. ft. He proposes to remove one of the 2 sheds. The neighbors have been sufficiently noticed. The property is 3.0329 acres.

Ted Rodman noted, this a grandfathered-undersized lot. The applicant meets the setback requirements. The size of the building, as compared with the principal structure, is the issue.

Exhibit A-1 – photos of vehicles, was marked.

There will be forced hot-air heat and light but no water or septic for the proposed building. There will be no outdoor spotlights on the building.

Ted Rodman recommends that conditions of approval prohibit the use of the building for human habitation or commercial use.

Exhibit A-2 – photos of sheds, was marked.

Exhibit A-3 - a new map with revisions by the applicant, dated 8/6/09, was marked. This will be provided to Board Secretary for the applicant's file.

He indicated that he plans to store 2 classic vehicles, a Harley Davidson, his everyday car, and household and garden equipment such as lawn mowers, snow blowers, and similar items.

This portion of the Hearing was opened to the public. There were no questions or comments from the public - the audience was empty.

Motion: A motion was duly made by Mr. Anderson, seconded by Mr. Ohannesian to approve **ZB#03-09, Steven J. Poweska**, Block 401, Lot 12, 67 Walnut Valley Rd., - Bulk Variance, with the provision that the proposed building not be used for human habitation or commercial use, and the second shed be removed. Roll call vote: Brod, Rivera, Anderson, Ohannesian, Waldron and DiGrazia – yes.

CORRESPONDENCE:

Minutes from 6/15/09 Planning Board Meeting
Warren Cty. Plan Dept. ltr.7/23/09 – **ZB06-08 Blair Twp. R&V Conserv.** Re: AutoCAD format
St. of NJ 7/13/09 Notice to Municipal Clerks Re: Updated version Resid. Site Improv. Standards

OTHER BUSINESS:

Darst Status – ZB#02-05

September 23, 2009 this application is scheduled before the Appellate Division.

Litigation Fees amounting to \$27,111. 81, from 2006 to date, were discussed for this application.

Last Frontier – ZB#02-06

Anand Dash pointed out that he is awaiting a briefing schedule.

Verizon/All Walnut Valley – ZB#05-08 aka /“Cellco”

Anand Dash indicated that this case for argument will be scheduled for September or October.

NEW BUSINESS:

None

PUBLIC PORTION:

There were no comments from the public, the audience was empty.

VOUCHERS: Professional services rendered.

Action: On a motion duly made by Mrs. Waldron, seconded by Mr. Anderson, escrow and general vouchers, as attached to these minutes, were approved. Roll call vote: Waldron, Brod, Rivera, Anderson, Ohannesian and DiGrazia – yes.

ADJOURNMENT:

The Chairman asked the Board for a motion to adjourn.

Action: On motion duly made by Mrs. Waldron, seconded by Mrs. Brod, and unanimously carried, the meeting was adjourned at 8:31 PM.

Respectfully submitted,

Marion C. Spriggs
Board Secretary