

**BLAIRSTOWN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
December 14, 2010**

MINUTES

The Blairstown Township Board of Adjustment met in regular session on Tuesday, December 14, 2010 at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following Board members were present: Barbara Green, Mark Ohannesian, Charles Anderson, Andrew Straut, Andrew Smith, Mike Repasky, John Sartori, Philip Rivera and Debra Waldron. 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 October 12, 2010 Regular Meeting

Action: A motion was duly made by Mr. Rivera, seconded by Mr. Straut, and unanimously carried, to approve the minutes of October 12, 2010, as written. Mr. Sartori abstained.

RESOLUTIONS:

ZB#04-10 Carl & Della Darst, Block 2003, Lots 28,29,29.01,31.01-Hope Rd. – Amended Prel. & Fin. Site Plan (**carried**)

Planner appointment Resolution

Action: A motion was duly made by Mr. Rivera, seconded by Mr. Straut to approve the resolution appointing Maser Consulting, Clinton, NJ, as BOA Professional Planner.
Roll call vote: Green, Ohannesian, Anderson, Straut, Smith, Rivera and Waldron – yes.

COMPLETENESS:

ZB#05-10 Stuart Roberts, Block 1707, Lot 14.01, 131 Mt. Hermon Rd. – Minor Subdiv.& Use Var.

Mr. Ohannesian stepped down for this application.

Richard Keiling, attorney for the applicant, explained that the applicant has an 82 acre tract fronting on Mt. Hermon and Union Brick Rds.

BOA Minutes 12/14/10

He said they are proposing creating 2 new lots. Basically, a 30 acre lot, where there is an existing cellular tower, (which was before this board 10-15 years ago). Mr. Keiling revealed there is an existing large, single-family residence on remaining Lot 14.01 which is going to be 32 acres. There is another cottage-type dwelling, on Lot 14.01, which has been there for years. He further stated there is a separate 19 acre lot which they are trying to create.

Mr. Keiling addressed Ted's Report of December 10, 2010:

Item #2 Re: Corporation status. Mr. Keiling will address if this is in Stewart Roberts' name alone, since it was in a family trust. He stated it will be adjusted accordingly.

Item #4 Re: Zoning, bulk requirements. Mr. Keiling commented that these are shown. They are willing to identify that the 2 dwellings are 650' back from the road, if desired.

Ted Rodman pointed out that the accessory buildings are not shown. Mr. Keiling agreed to do so. Ted Rodman offered that could be waived for Completeness.

Mr. Keiling explained there is an existing flag stem requested by this board 10 to 15 years ago, when the subdivision was created for Lot 15.01 and 16.02. Two driveways use the common flag stem to come in from Union Brick Rd. If approved for Completion, he offered to do a wetlands delineation, if required, regarding the possibility of creating a new driveway. He asked, for Completeness purposes, this be waived for now.

Ted Rodman recommended that this application be deemed Complete. He stated there is an issue using the flag staff. This will have to be addressed and resolved at the Hearing.

Mr. Keiling agreed to advertise the Public Hearing to include variance(s) relief.

Action: On a motion duly made by Mr. Smith seconded by Mr. Straut, to deem **ZB#05-10 Stuart Roberts**, Block 1707, Lot 14.01, 131 Mt. Hermon Rd. – Minor Subdiv.& Use Var., - Complete.
Roll call vote: Green, Anderson, Straut, Smith, Repasky, Rivera and Waldron– yes.

PUBLIC HEARING:

None

CORRESPONDENCE:

PB Mins. of 9/20/10

PB Mins. of 10/18/10

11/15/10 Memo from Mayor Mach re: Spending/Purchases/Expenditures from 11/15/10 to yr. end

11/23/10 Ltr. Warren Cty. Plan. Dept. re: Public Hearing 12/8/10 – Warren Cty. Development Review

New Jersey Planner Nov. 2010 issue

OTHER BUSINESS:

BOA Minutes 12/14/10

Last Frontier – ZB#02-06

EXECUTIVE SESSION:

Action: A motion was duly made by Mr. Rivera, seconded by Mr. Anderson, and unanimously carried, to enter into Executive Session on the basis of litigation, at 7:48 pm.

Action: A motion was duly made by Mr. Anderson, seconded by Mr. Ohannesian, and unanimously carried, to adjourn Executive Session at, 8:54 pm.

2011 BOA Budget

Roger Thomas suggested reducing the budgeted Attorney fee from \$20,000. to \$17,500., which would represent a more than 5% reduction in the 2011 BOA budget. The following changes were also suggested: Advertising is decreased from \$800. to \$500. Training is increased from \$200. to \$500.

NEW BUSINESS:

None

PUBLIC PORTION:

There were no comments from the public, as no members of the public were present, at this time of the meeting.

VOUCHERS:

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

ADJOURNMENT:

The Chairman asked the Board for a motion to adjourn.

Action: On motion duly made by Mr. Straut, seconded by Mr. Anderson, and unanimously carried, the meeting was adjourned at 9:04 pm.

Respectfully submitted,

Marion C. Spriggs
Board Secretary