

**BLAIRSTOWN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
March 9, 2010**

**MINUTES**

The Blairstown Township Board of Adjustment met in regular session on Tuesday, March 9, 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, Debra Waldron, Philip Rivera, Mike Repasky and John Sartori. Also present were: Board Attorney, Roger Thomas, Engineer, Ted Rodman, and Board Secretary, Marion Spriggs.

**SALUTE TO THE FLAG:** was recited.

**ROLL CALL:** was taken.

**THE SUNSHINE STATEMENT:** was read aloud.

**PRESENTATION OF SERVICE PLAQUES:**

Former BOA Chairman, Joseph DiGrazia, was presented a service plaque commemorating over 22 years of service, from 1987-2009. He has served 2 terms as BOA Chairman.

Lois Brod, who has served on the BOA from 1989 – 2009, was not present to receive her award. Chairwoman Waldron will deliver it to her.

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

Minutes of February 9, 2010 Regular Meeting

**Action:** A motion was duly made by Mr. Rivera, seconded by Mr. Anderson, and unanimously carried, without abstentions, to approve the minutes of February 9, 2010, as corrected.

**RESOLUTIONS:**

**ZB#01-10 Dominic Zukoski**, Block 902, Lot 12, 4 Cobblewood Rd. – BulkVar. & Interpretation

Mr. Anderson stepped down on this application.

Roger Thomas distributed this resolution at tonight's meeting. Various modifications were suggested by Board members. Roger has agreed to implement them. He also mentioned that the conditions shall be reflected in the deed.

**Action:** A motion was duly made by Mr. Rivera, seconded by Mrs. Green to approve the resolution, with modifications, for **ZB#01-10 Dominic Zukoski**, Block 902, Lot 12, 4 Cobblewood Rd. – BulkVar. & Interpretation. Roll call vote (Use Variance): Green, Ohannesian, Straut, Smith, Rivera, and Waldron – yes. Roll call vote (Bulk Variance): Green, Ohannesian, Straut, Smith, Repasky, Rivera, and Waldron – yes.

**COMPLETENESS:**

**ZB#03-10 Montage Enterprises**, Block 702, Lot 18.01 – 140 Rt. 94 – Major Prel. & Final Site Plan, Bulk and Use Variances

Mr. Repasky stepped down on this application.

Bill Gold, Esq. substituted for Richard Keiling, attorney for this applicant.

Ted Rodman indicated the items that the Board would have to waive for completeness: Environmental Impact Study, the Traffic Impact Statement, and contours. He stated that since the property is flat, the contours won't make a difference. All other items have been addressed.

Regarding contours, Kevin M. Smith, PE, Finelli Consulting Inc., confirmed the site is flat Regarding EIS, the proposed addition is over an impervious, paved area. Regarding traffic, there will be no additional employees or significant impact to traffic as the need for the addition is for storage. There will be no added floor space for retail purposes.

**Action:** A motion was duly made by Mr. Anderson, seconded by Mr. Straut, to deem **ZB#03-10 Montage Enterprises**, Block 702, Lot 18.01 – 140 Rt. 94 – Major Prel. & Final Site Plan, Bulk and Use Variances, complete with the waivers indicated above. Roll call vote: Green, Ohannesian, Anderson, Straut, Smith, Rivera and Waldron – yes.

Roger Thomas announced that this matter will be carried, without further notice, until the April 13, 2010 meeting.

**ZB#02-10 Blairstown Ambul. Corps.**, Block 904, Lot 8.04 –106 Rt. 94.– Prel & Fin. Maj. Site Plan

**Action:** A motion was duly made by Mr. Rivera, seconded by Mr. Ohannesian, to deem **ZB#02-10 Blairstown Ambul. Corps.**, Block 904, Lot 8.04 –106 Rt. 94.– Prel & Fin. Maj. Site Plan Complete. Roll call vote: Green, Ohannesian, Anderson, Straut, Smith, Rivera and Waldron – yes.

**PUBLIC HEARING:**

**ZB#02-10 Blairstown Ambul. Corps.**, Block 904, Lot 8.04 –106 Rt. 94.– Prel & Fin. Maj. Site Plan

Bill Gold, Esq. appeared on behalf of Richard Keiling, attorney, for this applicant.

Kevin Smith, PE, Finelli Consulting Engineers, Inc., Washington, NJ, and Joseph DiGrazia, President of Blairstown Ambulance Corps., a Blairstown resident, were sworn in.

Mr. DiGrazia revealed the Corps. serves over 100 sq. miles including Blairstown, Hope, Hardwick, Frelinghuysen & Walpack Twp. He stated that on a yearly basis, the number of calls responded to is about 800.

He explained that the existing building was built in 1950. There is currently an issue with the heavy rescue truck which is kept at the Fire Department, across the street. A new building will provide shelter for all the equipment. The Corps. currently has 3 ambulances, a Ford Excursion, and heavy rescue boat. No vehicle repairs are done in the building. Spills are cleaned up right away – there are no pools under the vehicles.

CEU classes for EMTs and paramedics, which make money for the Corps., are currently held in a very limited area. The new building will enable holding classes on a regular basis.

He revealed that the existing site is in a 5-year flood plain. It has been underwater over the years. Bill Gold, Esq. pointed out, that at a flood time when there is a need, the equipment may not be accessible.

The cost of a new building was estimated by Ray O'Brien, architect, to be \$1.2 million which must be raised by this non-profit organization.

Kevin Smith noted that the proposed layout is different from the one submitted in the past, with the same concept. It will be located on the northerly portion of the 16 acres on which the Municipal Building is situated.

The proposed one-story building is 11,350 sq. ft.

Access will be via an extension of the existing rear portion of driveway. This will lead to a parking lot consisting of 52 parking spaces, with ample room to maneuver equipment out of the 4 garage door openings.

Kevin Smith indicated that there will be 2 exterior lights in the garage door area, and one in the entrance. Ted Rodman remarked that the building would block them from nearby residents. These are essential for the duty crew when responding after the police have left, and the area is dark. There will be 4 shoebox lighting fixtures along the access driveway, and also located on 20 ft. poles around the building. Also, 6 wall-mounted fixtures will be on the building. None of the lights are in the rear of the building, directed toward residences.

For the record, Kevin Smith explained that there is a set of plans on file with the Municipality.

Ted Rodman reviewed the conditions in his report of 2/5/10. He recommended, as a condition, that Item #2 new lease lines, which are on record in the Municipality, be reflected on the revised site plan.

Concern was expressed by a Board member about safety at the entrance. Mr. DiGrazia indicated that the Twp. Committee has indicated they will put a blinking light on Rt. 94 at the entrance. He indicated when there is a call, the light will turn red. Ted Rodman commented that the ultimate decision will be from DOT.

This portion was opened to the public.

Keith Stires, 30 Jacksonburg Rd. voiced his concern regarding potential light shining onto his property and siren sounds. Mr. DiGrazia indicated that “almost never” are the sirens engaged upon leaving. The lights are only on for safety. Mr. DiGrazia offered to provide a sign indicating “No lights or sirens beyond this point”, if this resident desires. He also confirmed that there will not be a siren on the proposed building.

This part of the Hearing was closed to the public.

Barbara Green, Environmental Committee member, read a list of concerns of the Environmental Commission regarding the Ambulance Corps Building. A copy of this list is retained in the applicant’s file.

Roger Thomas recommended the following conditions of approval, if the Board is in favor:

The perimeter lighting would be on timers.

The Stormwater Management Plan would be subject to Ted Rodman’s review.

The lease line would be adjusted in accordance with the surveys.

Items #4, 5, 7, 8, 9, and 10 of Ted Rodman’s report dated 2/5/10, will be included.

There will be removal of any excess soil, and adding it to the berm, as it exists, abutting Lot 1.01

There will be an agreement to put the emergency lights on – located on the vehicles, at or about, the Municipal Bldg. (Roger stated that can be worked out.)

No building sirens will be used.

Programming the thermostat in the building.

Security lights on the building will remain on.

**Action:** A motion was duly made by Mr. Rivera, seconded by Mr. Ohannessian, to approve **ZB#02-10 Blairstown Ambul. Corps.**, Block 904, Lot 8.04 –106 Rt. 94.– Prel & Fin. Maj. Site Plan with the aforementioned conditions. Roll call vote: Green, Ohannesian, Anderson, Straut, Smith, Rivera and Waldron – yes.

**CORRESPONDENCE:**

None

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**OTHER BUSINESS:**

Annual Report (Info faxed to R. Thomas on 12/15/09 for R. Thomas' preparation purposes)

**Darst Status – ZB#02-05**

Roger Thomas noted for litigation purposes, this matter is complete. He mentioned that the Darsts may be returning for an Amendment, though he has had no contact with them. He revealed that several months ago, he had been informed by David Diehl, Zoning Officer, that the Darsts are in violation, based upon where this matter stands.

**Last Frontier – ZB#02-06**

Roger Thomas stated that between January 8, 2010 and today, there was an Argument in New Brunswick, on this matter. He does not have a decision yet. He suggests waiting until the Appellate renders its Opinion with regard to the Decision.

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

Roger suggested going into Executive Session on the above matter.

**EXECUTIVE SESSION:**

**Action:** A motion was duly made by Mr. Rivera, seconded by Mr. Anderson, and unanimously agreed, to enter in Executive Session on the basis of litigation, at 8:55pm.

**Action:** A motion was duly made by Mr. Rivera, seconded by Mr. Anderson, and unanimously agreed, to adjourn Executive Session, at 9:00pm.

**NEW BUSINESS:**

None

**PUBLIC PORTION:**

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

**VOUCHERS:**

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

**ADJOURNMENT:**

The Chairman asked the Board for a motion to adjourn.

**Action:** On motion duly made by Mr. Rivera seconded by Mr. Ohannesian, and unanimously carried, the meeting was adjourned at 9:03 pm.

Respectfully submitted,

Marion C. Spriggs  
Board Secretary