

**BLAIRSTOWN TOWNSHIP
LAND USE BOARD
May 16, 2016**

MINUTES

The Blairstown Township Land Use Board met in a regular session on Monday, May 16, 2016, at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following members were present: Barbara Green, David Keller, Rosalie Murray, Mike Repasky, Joanne Van Valkenburg, Cynthia Dalton, Jim Sikkes, Debra Waldron, Frank Anderson, Dominic Daleo, and Dick Mach. Nick Mohr and Mark Ohannesian were absent. Also present were: Board Engineer, Ted Rodman, and Board Secretary, Marion Spriggs. Board Attorney, Roger Thomas, was absent.

SALUTE TO THE FLAG: was recited.

THE SUNSHINE STATEMENT: was read.

Meeting was called to order by Chairwoman Waldron, who stated:

“Adequate notice of this meeting of the Blairstown Township Land Use Board has been provided in accordance with the Open Public Meetings Act (Chapter 231.P.L. 1975)”.

ROLL CALL: was taken.

LAND USE BOARD DEADLINE DATES:

Chairwoman Waldron declared that submission of information supporting applications must arrive at Town Hall **10 calendar days prior to meetings.** She explained this is an effort to give the Board members enough time to review the documents and requested this notice be read at each meeting.

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

Minutes of the April 18, 2016 Regular Meeting of the Land Use Board were approved, as corrected.

Action: A motion was duly made by Mr. Keller seconded by Mr. Repasky to approve the Minutes of the April 18, 2016 Regular Meeting of the Land Use Board, as corrected. Roll call vote: Green, Keller, Murray, Repasky, Van Valkenburg, Dalton, Waldron and Anderson – yes. Sikkes abstained.

RESOLUTIONS:

LB#02-16 Thomas Voorhees, Blk. 501, Lot 1.04,- 53 Walnut Valley Rd., (2) Bulk Variances

Mr. Keller made a motion to approve the above Resolution.

Mrs. Green suggested a modification to pg. 5.

Mr. Keller amended his motion to include the aforesaid modification.

Action: An amended motion was duly made by Mr. Keller, seconded by Mrs. Dalton, to approve **LB#02-16 Thomas Voorhees**, Blk. 501, Lot 1.04,- 53 Walnut Valley Rd., (2) Bulk Variances, - Resolution, with aforesaid modification. Roll call vote: Green, Keller, Murray, Repasky, Van Valkenburg, Dalton, and Waldron – yes. Sikkes and Anderson abstained.

LB#04-16 Turf Pro, LLC, Blk 803, Lot 4.15- 9Artist View Ln.,Use Var (bifurcated Min Site Pl)

Mr. Repasky and Mrs. Green suggested a few modifications, mainly of a grammatical nature.

Action: A motion was duly made by Mr. Repasky, seconded by Mrs. Green, to approve **LB#04-16 Turf Pro, LLC**, Blk 803, Lot 4.15- 9Artist View Ln.,Use Var.- Resolution, with aforesaid modifications. Roll call vote: Green, Keller, Murray, Repasky, Waldron, and Anderson – yes. Sikkes abstained.

COMPLETENESS:

LB#06-16 John Clark, Blk. 801, Lots 1 & 2.01 – No Road Frontage - Permit (40:55D- 35, 36)

Ted Rodman reviewed that this Application has come before the Board in the past. Based on court litigation, Attorney Management with a Judge, it was agreed to return with a Conceptual, which was done on 1/18/16.

He said, now officially, this Application is made based on that submission.

He explained since everything was the same as the last time for Completeness, except taxes, he recommends this Application be deemed Complete. Marion has verified that taxes are paid to date.

He noted there are quite a few items left on the additional comments of his 5/13/16 Report. He commented Completeness has to be deemed before those items, or any others, can be addressed at the 6/20/16 LUB meeting.

Action: A motion was duly made by Mr. Sikkes seconded by Mr. Repasky to deem **LB#06-16 John Clark**, Blk. 801, Lots 1 & 2.01 – No Road Frontage - Permit (40:55D- 35, 36) - Complete. Roll call vote: Green, Keller, Murray, Repasky, Van Valkenburg, Dalton, Sikkes, Waldron, and Anderson – yes.

PUBLIC HEARING:

LB#03-16 Little Hill Fdn., Inc., Blk. 1202, Lot 3.2,- 13 Stillwater Rd., Use Var.(carried to 6/20/16 – without further notice)

Chairwoman Waldron stated this matter will be carried until 6/20/16.

She noted if something should come up before then, we will post on the LUB Agenda, on the Township Website. She said she'll also try to post on both Blairstown Facebook pages for information regarding further notice.

CORRESPONDENCE:

None

OTHER BUSINESS:

LB#02-15 Buck Hill Brewery, Blk. 2001, Lot 1.01 - STATUS

Ted Rodman declared Warren County Engineer's Office discovered there was an old railroad easement which wrapped around Rt. 94, and on the Hope Rd. That easement was not on the original Site Plan, and not previously discovered, not even by the Title Company. He said it was found on an old railroad map from the 1930s. He further revealed it went through the middle of the front parking spaces.

He explained the procedure is, this Board has to approve the Application before it goes to the County. The County will not accept it, until it is approved by this Board.

He explained what happened. After the LUB approved it, it went to the County, who found this discrepancy. The discovery of this easement, slowed this whole process. It appears to be getting settled now. The Applicant has to buy that property from the County. He revealed they are trying to come up with a cost for that sliver which was an easement that has been going on for years. He said it was never found while the property changed hands several times. Neither the surveyor, nor Title Company ever found it. Ted Rodman explained the responsibility for payment is between the Title Company, Surveyor and the Applicant. He said this Board is not involved.

Mrs. Dalton noted this easement was purchased in 1939 for \$5,000.

Ted Rodman explained this is for the LUB's information only. He talked with Roger Thomas and this can be done as an "As Built" change drawing. Everything else this Board has done is ok.

He noted, unfortunately, this is holding the Applicant up, and costing him more money.

Ted Rodman explained once the issues are resolved, there has to be some paving done, guiderails, and lines, they hope to open on June 11th.

COAH

Chairwoman Waldron revealed that she, Mrs. VanValkenburg, and Mayor Shoemaker met with Jessica Caldwell, PP. There were a lot of questions raised at that meeting that Ms. Caldwell will investigate and update. Township Committee has asked that the LUB attend a joint meeting with them, date to be determined. Mrs. VanValkenburg noted that was said by the Mayor. Chairwoman Waldron said she will let the LUB members know the date. She requested everyone be there because all are looking at this from a different perspective, and she said possibly one person will address or ask a question that no one else will think of, and it's important to resolve it.

Darst #ZB04-10 – Compliance

Chairwoman Waldron reviewed that the LUB voted not to accept an *amended* amount of escrow money on this application.

Chairwoman Waldron revealed the LUB attorney and Applicant attorney are talking. She said the LUB is trying to put this to resolution and either have the Applicant come back in, or have the Zoning Officer issue violations.

Design Standards Committee

Chairwoman Waldron has asked the LUB to think about the following for discussion at the 6/20/16 LUB meeting:

She said there have been many issues raised by residents regarding buildings coming into town. It has been a sore spot with them. She revealed, Blairstown does not have a design standard for businesses.

When the Planning Board was working on the last Master Plan, it was suggested for consideration. Both the Planning Board and Twp. Comm. said no.

She noted fortunately, the incoming businesses have been willing to work with The Township.

She requested the LUB consider a design standard which would maintain a rural characteristic.

She further noted, currently, if a building comes down and a new one is constructed, Blairstown is very limited in what it can ask them to do.

Chairwoman Waldron stated she wants the Public comments to be heard here at the LUB level, where they can make an effective difference. She wants ordinances, laws, etc. to back up those comments.

Clearly, she commented this is strictly limited to business and commercial zones.

NEW BUSINESS:

None

PUBLIC PORTION:

There were no questions or comments from the Public.

VOUCHERS: Professional services rendered.

Action: Upon a motion duly made by Mrs. Dalton, seconded by Mr. Keller, escrow vouchers, as attached to these minutes, were approved. Roll call vote: Green, Keller, Murray, Repasky, Van Valkenburg, Dalton, Sikkes, Anderson, and Waldron – yes.

Chairwoman Waldron noted the LUB was happy for Jim Sikkes's return.

Vice Chairman, Sikkes, thanked the LUB for their generous gift during his recuperation.

ADJOURNMENT:

Chairwoman Waldron asked the Board for a motion to adjourn.

Action: On a motion duly made by Mr. Sikkes, seconded by Mr. Repasky, and unanimously carried, the meeting was adjourned at 7:48 pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary