

**BLAIRSTOWN TOWNSHIP
LAND USE BOARD MEETING
July 20, 2015**

MINUTES

The Blairstown Township Land Use Board met in a regular session on Monday, July 20, 2015, at 7:30 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey.

The following members were present: Barbara Green, David Keller, Nick Mohr, Mike Repasky Paul Avery, Jim Sikkes, Debra Waldron, Harold Price, Dominic Daleo, and Mark Ohannesian Herman Shoemaker and Richard Mach were absent. Also present were: Board Engineer, Ted Rodman, Board Attorney, Roger Thomas, and Board Secretary, Marion Spriggs.

SALUTE TO THE FLAG: was recited.

ROLL CALL: was taken.

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)”.

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.

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

Minutes of the June 15, 2015 Regular Meeting of the Land Use Board were approved, as written.

Action: A motion was duly made by Mr. Sikkes, seconded by Mrs. Green to approve the Minutes of the June 15, 2015 Regular Meeting of the Land Use Board, as written.

Roll call vote: Green, Avery, Sikkes, Waldron, Price, Daleo, and Ohannesian - yes. Keller, Mohr, and Repasky – abstained.

RESOLUTIONS:

LB#02-14 NWRHS, Blk.1402, Lot 21.02, 10 Noe Rd., - **Rezone** request (*rewritten version*)

Roger Thomas spoke with Attorney Fox regarding his letter dated 7/17/15 responsive to the current Resolution. (He said this should be referred to in the Minutes.)

Roger Thomas noted that what NWRHS is saying, is that they disagree/object to the action taken by the LUB at last month's meeting.

He reiterated their position is they do not wish to have a Conditional Use Ordinance but rather a new zone.

He spoke to Mr. Fox this afternoon. Roger Thomas has sent a responsive letter, dated July 20, 2015. He has also modified the Resolution. He explained the reason for the modification is to make it absolutely clear that there has never been a consent. It maintains the same position that the LUB members have voted on 6/15/15.

He referred to the Draft before them, reading for the record, the 4th WHEREAS clause on pg. 1. To clarify, he explained, it indicates that there was a discussion on 5/18/15. He said Dr. Fogelson was present and said he would be willing to take back the option discussed, to the School Board. He noted Dr. Fogelson returned to the LUB on 6/15/15 and revealed the School Board was not interested in a Conditional Use Ordinance.

Roger Thomas explained the only change was done for clarification. It was not intended to modify what the LUB had done at the 6/15/15 meeting.

Chairwoman Waldron agreed. She said the Township Committee had asked the LUB to inform them of the LUB decision so they could go forward with that knowledge. She said, for the record, that is why this revised Resolution was drafted.

Action: A motion was duly made re: **LB#02-14 NWRHS**, Blk. 1402, Lot 21.02, 10 Noe Rd., - **Rezone**, by Vice Chairman - Sikkes, seconded by Mrs. Green, to approve the Resolution recommending to the Twp. Comm., that an Ordinance be prepared that will be along the lines of the prior Ordinance which included the existence of schools in an R-5 Zone as a Conditional Use. Roll call vote: Green, Sikkes, Waldron, Price, Daleo and Ohannesian – yes. Keller, Mohr, Repasky, and Avery – abstained.

(Former LB#01-12), **LB#06-13 Clark**, Block 801, Lots 1 and 2.01 No road frontage

Roger Thomas explained today he received a suggested modification regarding punctuation, for clarity.

Action: A motion was duly made re: **LB#06-13 Clark**, Block 801, Lots 1 and 2.01 No road frontage by Vice Chairman - Sikkes, seconded by Mrs. Green, to approve the above Resolution. Roll call vote: Green, Keller, Mohr, Avery, Sikkes, Waldron, Price – yes. Repasky– abstained.

COMPLETENESS:

None

PUBLIC HEARING:

None

CORRESPONDENCE:

OTHER BUSINESS:

Darst #ZB04-10 – Compliance

Ted Rodman noted they are in the process of preparing an application. They will be at the 8/17/15 LUB Mtg. He said they had some conversations. When the application is submitted, Roger Thomas and he will determine whether it is an Amended Application or a new one.

Roger Thomas understood there will be an analysis done by their engineer regarding Compliance.

Ted Rodman responded that a second report is being done, as the first analysis was done based on the wrong Condition letters. The revised one is based on the latest compliance of what they are doing. He noted that will be part of the Application.

COAH

Roger Thomas noted the Township Attorney has filed a Declaratory Judgment Action. There is nothing further that has been done.

NEW BUSINESS:

LB05-12 N.W.R.H.S. Solar Panels

Vice Chairman Sikkes mentioned that the landscaping is again failing @ North Warren H. S. Solar Panel area. He questioned who will notify them that they will have to water and/or replace them. He asked if they have a water system.

Ted Rodman responded that it is the Zoning Officer's responsibility and he will have to notify them.

Nick Mohr pointed out that a reminder is a great place to start, due to substantial NWRHS staff changes. He suggested that the reminder come with a time frame.

ZB04-11 N.W.R.H.S. – Digital Sign

Chairwoman Waldron suggested the same reminder should apply to the sign to bring it into compliance too. She said the conditions on the digital sign are not being met.

PUBLIC PORTION:

There were no members of the public present at this time.

VOUCHERS: Professional services rendered.

Action: On a motion duly made by Mr. Mohr, seconded by Mr. Avery, escrow vouchers, as attached to these minutes, were approved. Roll call vote: Green, Keller, Mohr, Repasky, Avery, Sikkes, Waldron, Price, and Daleo – yes.

ADJOURNMENT:

Chairwoman Waldron asked the Board for a motion to adjourn.

Action: On a motion duly made by Mr. Mohr, seconded by Mr. Daleo, and unanimously carried, the meeting was adjourned at 7:46pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary