

**BLAIRSTOWN TOWNSHIP
LAND USE BOARD MEETING
August 17, 2015**

MINUTES

The Blairstown Township Land Use Board met in a regular session on Monday August 17, 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, Herman Shoemaker, Jim Sikkes, Debra Waldron, Dominic Daleo, Mark Ohannesian and Richard Mach. 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 July 20, 2015 Regular Meeting of the Land Use Board were approved, as written.

Action: A motion was duly made by Mr. Keller seconded by Mr. Sikkes, to approve the Minutes of the July 20, 2015 Regular Meeting of the Land Use Board, as written.

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

RESOLUTIONS:

None

COMPLETENESS:

LB#04-15 Frank Diehl & Allan Brucato, (fmr. Blairstwn Amb Bldg.), 2 Stillwater Rd., Blairstwn, Blk. 1103, Lot 11 -- Use Var

William Gold, Esq., Hardwick, NJ is representing the Applicant.

Roger Thomas referenced Ted Rodman's Report of 8/13/15. He noted the Applicant has requested waivers for 12 items.

Ted Rodman declared he has no problem with any of the waivers and considers them reasonable.

Mr. Gold noted since no Site Plan is being submitted because it is an existing building and no changes are planned, they have requested the List of Owners' names within 200 ft. He pointed out normally, those names would appear on the Site Plan. He noted he will be submitting an Affidavit of Service prior to the Hearing.

Roger Thomas declared it would be in order to grant the waiver for that.

Mayor Shoemaker inquired if there should be a reference to a Noise Ordinance due to proximity of a business and school next door. Roger Thomas pointed out that is covered under Additional Comments and is NOT being waived tonight.

He explained to Mr. Ohannesian that for purposes of Completeness, there are flooding issues but per Ted Rodman's 8/13/15 Report, Item #10 - Waiver requested for "Delineation of flood plains and floodway information not provided" is saying they will go forward. So, it is an issue that must be addressed at the Hearing. Additional information may be requested at the time of the Hearing. Roger Thomas stated, for-the-record, though this waiver is asked for at the time Completeness, doesn't mean it can't be asked for at the Hearing.

Action: A motion was duly made by Mr. Keller, seconded by Mr. Avery, to deem **LB#04-15 Frank Diehl & Allan Brucato**, (fmr. Blairstwn Amb Bldg.), 2 Stillwater Rd., Blairstwn, Blk. 1103, Lot 11 -- Use Var -- Complete with requested waivers. Roll call vote: Green, Keller, Mohr, Repasky, Avery, Shoemaker, Sikkes, Waldron, and Daleo - yes.

Ted Rodman clarified that a request for waiver of Site Plan has been asked. Mr. Gold responded that the Applicant is under contract with the Blairstown Ambulance Corps. to buy their existing property. They are proposing no changes to the exterior of the building and all work is to be done in the interior of the building.

Mr. Keller stated an issue is a truncated copy of a larger plat was submitted. He suggested it would be helpful to see a larger copy. He said he realizes it is not a Site Plan but it would help.

Mr. Gold said he would do his best to get a copy of it for the Hearing.

Marion Spriggs responded to Chairwoman Waldron's inquiry of where they survey is. She stated it is not on file and suggested that perhaps the Ambulance Corps. has it.

PUBLIC HEARING:

There were no members of the public present.

CORRESPONDENCE:

NJ Planner May/June

OTHER BUSINESS:

COAH

Roger Thomas declared that he has not been designated, in Blairstown Twp., to be involved with COAH which is now Affordable Housing. He will be representing a client and attending a conference taking place, possibly on August 28, 2015 with Judge Thomas Miller in Somerville. He stated after that meeting, hopefully he will have more information in September.

LB#03-15 Darst (formerly #ZB04-10), 2nd *AMENDED*, Prel & Fin. Major Site Plan & Bulk Var., Blk.2003, Lot 28

Roger Thomas noted this application was submitted as an *Amended* Preliminary & Final Major Site Plan & Variance application.

He has discussed this with Ted Rodman, and it was agreed due to its nature, which is to increase the size of the non-vehicular storage area from 5,500 sq. ft. to 20,000 sq. ft., that this is more than an *Amendment*. He said it is really a new application because it has implications. As a result, Roger Thomas has been in contact with Ursula Leo, Esq. and Mr. Miller, PE, advising them that it is a new application. He noted there is not a Checklist for an *Amended* Preliminary & Final Site Plan, therefore, it is not necessary to make a determination of Completeness.

He suggested if the LUB agrees with Ted and him, that this is new, he recommends for-the-record, this be deemed Incomplete because they have filed for an incorrect application. That way, the record will reflect what is pending.

Mr. Keller noted then there will be a Checklist.

Roger Thomas said he can prepare a short Resolution to confirm the vote and have it available at the September 21, 2015 LUB meeting.

Chairwoman Waldron requested the last Darst Resolution be provided for all LUB members.

For-the-record, Chairwoman Waldron, requested notification in advance, if any members will not be present at any LUB meetings, since the LUB is down a couple of members.

Roger Thomas suggested the Motion to deem this a Preliminary & Final Major Site Plan application with Variance and it is therefore, INCOMPLETE, since they have not applied for that.

Action: A motion was duly made by Mr. Sikkes, seconded by Mayor Shoemaker, to deem **LB#03-15 Darst** (formerly #ZB04-10), 2nd AMENDED, Prel & Fin. Major Site Plan & Bulk Var., Blk.2003, Lot 28 – INCOMPLETE for the aforesaid reason. Roll call vote: Green, Keller, Mohr, Repasky, Avery, Shoemaker, Sikkes, Waldron, and Daleo - yes.

Blair Academy Parking Area – (Park & Main Sts.)

Ted Rodman reviewed there had been discussion of a parking area at the end of Main St. & Park St. during Mayor Mach's reign of office. Since then, the County has abandoned Park St.

He said Jim Frick, of Blair Academy, had made a Presentation to the Twp. Comm. last Wednesday and he talked about presenting it to the LUB as well.

Roger Thomas declared for-the-record, this is, an informal Capital Improvement Review, and no action would be taken now. He noted, as a Planning Bd. component of the LUB, the LUB Board is required to "engage in", when there is a capital improvement for Township benefit.

He said the LUB is required to have a Hearing which is open to the Public.

Ted Rodman noted all the engineering work and construction of the site will be donated by Blair Academy. The Township will be responsible to maintain it and will be legally responsible for anything that goes on. How the transfer will occur, is still in the process, with Township Committee, whether it be lease, grant or deeded.

Jim Frick, Blair Academy, 2 Park St., noted in June 2014, the County vacated the ROW of Park St. Blair owns both sides of Park St. from Rt. 94 to Main St. at the Post Office.

The idea is to create parking across from the Post Office. That will close off Park St. traffic and provide much-needed parking on Main St. He described the plan on a foam-board exhibit.

He said Attny. Benbrook noted this is like dedicating a road to the Township.

He said everything to the South side of the curb would belong to the Township. Blair would maintain the landscape around. There will be a couple of defined-parking spaces added along Main St.

Roger Thomas noted there will be 2 access points.

Nick Mohr said he supports the concept as a public service to the community. He pointed out that Main St. is a County road, and plowed by them. He noted there is an Ordinance about parking on alternate sides of the road. He suggested that be investigated.

He cautioned that the parking lot could be a problem to the DPW due to the size, and there is nowhere to push the snow.

Mr. Sikkes noted there should be no overnight parking in the lot. He also suggested a parking time limit.

Mr. Frick revealed Blair does not intend to block traffic going down Park St. but will cut that transient traffic coming off Rt. 94.

Mr. Frick noted renovation will be done to both existing Blair buildings to make space for a students' science lab. Cosmetic work will be done exteriorly to co-ordinate with the new Maintenance Bldg.

This portion of the Presentation was opened to the Public. There were no members of the public present.

Chairwoman Waldron thanked former Mayor, Dick Mach, for trying to work this out.

Roger Thomas pointed out for-the-record, this needs to be referred back to Twp. Comm. indicating that there are no substantive modifications that are being recommended to the Plan.

Action: A motion was duly made by Mr. Mohr, seconded by Mrs. Green, to favorably recommend the Plan back to the Township Committee as reflected in the Minutes.

Roll call vote: Green, Keller, Mohr, Repasky, Avery, Shoemaker, Sikkes, Waldron, and Daleo - yes.

NEW BUSINESS:

None

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. Sikkes, seconded by Mr. Shoemaker, escrow vouchers, as attached to these minutes, were approved. Roll call vote: Green, Keller, Mohr, Repasky, Avery, Shoemaker, Sikkes, Waldron, 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. Avery, and unanimously carried, the meeting was adjourned at 8:03pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary