

**BLAIRSTOWN TOWNSHIP
LAND USE BOARD MEETING
September 21, 2015**

MINUTES

The Blairstown Township Land Use Board met in a regular session on Monday September 21, 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, Mike Repasky, Paul Avery, Herman Shoemaker, Jim Sikkes, Dominic Daleo, and Mark Ohannesian. Nick Mohr, Richard Mach and Debra Waldron 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 Vice Chairman Sikkes, 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:

Vice Chairman Sikkes declared that submission of information supporting applications must arrive at Town Hall **10 calendar days prior to meetings**. He 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 August 17, 2015 Regular Meeting of the Land Use Board were approved, as corrected.

Action: A motion was duly made by Mayor Shoemaker seconded by Mr. Repasky, to approve the Minutes of the August 17, 2015 Regular Meeting of the Land Use Board, as corrected.
Roll call vote: Green, Keller, Repasky, Avery, Shoemaker, Sikkes, Daleo, and Ohannesian - yes.

RESOLUTIONS:

LB#03-15 -Darst (fmr. ZB04-10)– *2nd Amended* Prel & Fin Major Site Plan & Bulk Var., Blk. 2003, Lot 28 – INCOMPLETE (incorrect application filed)

Mrs. Green and Mr. Keller were recused from this application.

Roger Thomas apologized to the LUB that this resolution is only being distributed tonight. He agreed to change it to reflect proposed minor modifications, suggested by the LUB.

He explained that he and Ted Rodman have reviewed this application and recommend this is to be considered as a Preliminary & Final Major Site Plan & Subdivision, and Variance, as opposed to an Amended application which was filed. He said therefore, the application is Incomplete for failure to provide the correct application.

Action: A motion was duly made by Mr. Repasky seconded by Mr. Avery, to deem **LB#03-15 -Darst** (fmr. ZB04-10)– *2nd Amended* Prel & Fin Major Site Plan & Bulk Var., Blk. 2003, Lot 28 – INCOMPLETE (incorrect application filed). Roll call vote: Repasky, Avery, Shoemaker, Sikkes, Daleo, and Ohannesian - yes.

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

Roger Thomas noted it was agreed as a cost-saving effort, he would not draft a resolution. Instead, Marion Spriggs prepared a letter to The Mayor and Township Committee Members indicating the LUB members entertained the informal Capital Improvement Review on 8/17/15 and favorably were referring it back to Township Committee, with no substantive modifications. Mr. Thomas read the letter at this time, which was then signed by James Sikkes, LUB Vice Chairman.

COMPLETENESS:

LB#05-15 Turf Pro, LLC, 9 Artist View Lane, Blairstown, Blk. 803, Lot 4.15 - – Use Var

Mayor Shoemaker and Committeeman Avery recused themselves from this application.

Richard Keiling, Esq., Rt. 94, Blairstown, is representing this client.

He explained this is a bifurcated application. They are requesting consideration of the Variance initially, and depending the outcome of the Variance, a full Site Plan will be submitted.

He referred to Ted Rodman’s report of 9/17/15. Ted Rodman noted that he recommends all the waivers be granted for this application to be deemed Complete. He noted any questions can be addressed during the Hearing.

Certification of Taxes Paid was received on 9/16/15.

Action: A motion was duly made by Mr. Keller seconded by Mr. Daleo, to deem **LB#05-15 Turf Pro, LLC**, 9 Artist View Lane, Blirstown, Blk. 803, Lot 4.15 -- Use Var -- Complete, granting waivers requested. Roll call vote: Green, Keller, Repasky, Sikkes, Daleo, and Ohannesian - yes.

PUBLIC HEARING:

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

This matter is carried until 10/19/15 LUB meeting, without further notice, as per fax from William Gold, Esq.

CORRESPONDENCE:

NJ Planner July/Aug. 2015 Issue

OTHER BUSINESS:

(FormerLB#01-12)**LB#06-13 John Clark**, Blk. 801, Lot 1,2.01No rd frontage-**9/2/15 Summons**

Roger Thomas indicated for-the-record, there has been litigation filed. He is in the process of answering that complaint. He will offer comment at the 10/19/15 LUB meeting when more LUB members are in attendance.

COAH

Roger Thomas noted, although he is not directly involved on behalf of this Township, he represents another municipality in Somerset County. He said there has been a lot of activity. He is unaware if Blirstown Twp. is included in the 200 municipalities, formed in an effort to obtain a response, to the Art Bernard Kensey Report submitted by the NJ Builders' Assn. and Fair Share Housing Center. Mayor Shoemaker responded affirmatively for Blirstown Twp.'s involvement.

He said, Professor Robert Burchell of Rutgers, who was to prepare the report, suffered a stroke.

He remarked the vast majority of the towns agreed it is best to choose another consultant. Initially there will be no additional fees. He explained if \$2,000. was paid, then towns are in the group.

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. Keller, seconded by Mrs. Green, escrow vouchers, as attached to these minutes, were approved. Roll call vote: Green, Keller, Repasky, Avery, Shoemaker, Sikkes, Daleo, and Ohannesian – yes.

ADJOURNMENT:

Chairman Sikkes asked the Board for a motion to adjourn.

Action: On a motion duly made by Mayor Shoemaker, seconded by Mr. Avery, and unanimously carried, the meeting was adjourned at 7:47pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary