

**BLAIRSTOWN TOWNSHIP
LAND USE BOARD
January 15, 2018**

MINUTES

The Blairstown Township Land Use Board met in a regular session on Monday, January 15, 2018, 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, Rosalie Murray, Mike Repasky, Joanne Van Valkenburg, Debra Waldron, Jim Sikkes, Wickliffe Mott, Marianne Stires, and Norman Talley. The following members were absent: Dominic Daleo and Steven Sikkes. Also present were: Board Engineer, Ted Rodman, Board Attorney, Roger Thomas, and Board Secretary, Marion Spriggs,

SALUTE TO THE FLAG: was recited.

THE SUNSHINE STATEMENT: was read.

Meeting was called to order by Roger Thomas, Esq. 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)”.

ADMINISTRATION OF OATHS:

Roger Thomas administered the Oaths of Office to Board members: Michael Repasky, Nicholas Mohr, (Giovanna) Joanne Van Valkenburg, Debra Waldron, Wickliffe Mott, Marianna Stires, and Norman Talley.

ROLL CALL: was taken.

REORGANIZATION:

At this time, Roger Thomas called for nominations for the 2018 Chairperson.

Jim Sikkes was nominated as Chairman by Debra Waldron and seconded by Mr. Keller.

There were no further nominations made for Chairperson.

Action: The nomination for Jim Sikkes to serve as Chairman, was duly made by Mrs. Waldron, seconded by Mr. Keller. Roll call vote: Green, Keller, Mohr, Murray, Repasky, Van Valkenburg, Waldron, J. Sikkes, Mott, and Stires – yes.

Chairman Sikkes assumed the Chair, and called for nominations for the 2018 Vice Chairperson.

David Keller was nominated as Vice Chairman by Mrs. Waldron and seconded by Mr. Repasky. There were no further nominations made for Vice Chairman.

Action: The nomination for David Keller to serve as Vice Chairman, was duly made by Mrs. Waldron, seconded by Mr. Repasky. Roll call vote: Green, Keller, Mohr, Murray, Repasky, Van Valkenburg, Waldron, J. Sikkes, Mott, and Stires – yes.

At this time Chairman Sikkes, called for the following nominations:

Action: The nomination for Roger Thomas, Esq., Dolan & Dolan, to serve as Board Attorney, was duly made by Mrs. Waldron, seconded by Mrs. Green. Roll call vote: Green, Keller, Mohr, Murray, Repasky, Van Valkenburg, Waldron, J. Sikkes, Mott, and Stires – yes.

Action: The nomination for Ted Rodman, Rodman Associates, to serve as Board Engineer, was duly made by Mrs. Waldron, seconded by Mrs. Van Valkenburg. Roll call vote: Green, Keller, Mohr, Murray, Repasky, Van Valkenburg, Waldron, J. Sikkes, Mott, and Stires – yes.

Action: The nomination for Marion Spriggs to serve as Board Clerk, was duly made by Mrs. Green, seconded by Mrs. Waldron. Roll call vote: Green, Keller, Mohr, Murray, Repasky, Van Valkenburg, Waldron, J. Sikkes, Mott, and Stires – yes.

Action: The nomination for Barbara Green to serve as Board Secretary, was duly made by Mrs. Waldron, seconded by Mr. Keller. Roll call vote: Green, Keller, Mohr, Murray, Repasky, Van Valkenburg, Waldron, J. Sikkes, Mott, and Stires – yes.

There was no nomination for **Land Use Board Planner**. Chairman Sikkes explained the Board has no need at this time.

Resolution Complying with the Open Public Meetings Act

This Resolution will include adoption of the Schedule of Meetings and designation of The New Jersey Herald and Express Times as official newspapers, complying with the Open Public Meetings Act.

Action: A motion was duly made by Mrs. Waldron, seconded by Mr. Keller, and unanimously approved, with no abstentions, to adopt the Schedule of Meetings and designate The New Jersey Herald and Express Times as official newspapers, complying with the Open Public Meetings Act.

LAND USE BOARD DEADLINE DATES:

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 December 18, 2017 Regular Meeting of the Land Use Board were not available due to circumstances beyond control.

APPEAL OF ADMINISTRATIVE OFFICER

Darst #ZB04-10 / LB03-15 A (2nd Amended) – Appeal of Administrative Officer - (Carried to 2/19/18)

1/3/18 e-m from U. Leo, Esq., confirming deferral of this application to 2/19/18.

Roger Thomas declared this matter will be carried without further notice until 2/19/18.

In response to Mrs. Waldron’s question, Roger Thomas pointed out though it is the LUB’s decision, he recommends carrying beyond 3 meetings should be re-noticed to keep the Public informed. There is nothing in the MLUL, he said, this is a matter of policy.

RESOLUTIONS:

None

COMPLETENESS:

None

PUBLIC HEARING:

None

CORRESPONDENCE:

NJ Planner Nov./Dec. Issue

OTHER BUSINESS:

Housing Element & Fair Share Plan

Roger Thomas confirmed that the LUB approved the HEFS Plan on 8/21/17 and memorialized the Resolution on 9/18/17. He received a copy of a 2018 ordinance re: Affordable Housing. Mrs. Van Valkenburg stated the first reading was done by Twp. Comm. She revealed corrections were made. Deb Waldron noted she did not feel the corrections were substantial enough to change the intent and purpose, therefore, she understood it did not have to come back to LUB for another vote.

Roger Thomas noted that Item 5E was pointed out to him re: a 4-bedroom unit shall be affordable for a single-person household. He said that is clearly wrong however it does not change the substance. He assumed it was a typographical error. Mrs. Van Valkenburg indicated that has been changed.

He questioned if this has been referred to LUB. Mrs. Waldron responded “No”.

He indicated, at some point, this Ordinance will be referred to LUB for its determination whether the LUB finds that this Ordinance is consistent with the current Master Plan, which includes the Housing Element and Fair Share Plan, which was adopted in August 2017, and memorialized in September 2017.

Mrs. Waldron declared she didn't realize it had to come back to LUB. Roger Thomas responded, it is an ordinance that deals with the development regulations of the Township. Under the MLUL, it is supposed to be referred to the LUB.

Mrs. Van Valkenburg said it has been before this board first. Roger Thomas declared, in that case therefore, there has been a referral and Twp. Comm. can proceed with 2nd Reading. Mrs. Green declared it was voted on already.

LB#05-12 NWRHS – Solar Panels

12/19/17 Ltr. to R. Thomas from Rodney T. Hara, Esq., Fogarty & Hara, Re: NWRHS Spring Plantings & Plan

Roger Thomas has obtained a copy of a plan from Mr. Hara. It is in Ted Rodman's hands now.

Ted Rodman stated that he wants to compare his copy from a while ago with Roger's. Roger Thomas suggested that Ted indicate when the plantings are normally available. Ted Rodman asked the LUB for recommendations and/or suggestions.

Mr. Mohr suggested that a date be picked now and if not adhered to, the LUB will pursue further action. He reiterated NWRHS stated they want to complete this project in the Spring. He suggested June or July.

Mrs. Waldron noted it is 3 years that they are not compliant. She suggested Ted Rodman review the documentation and return to LUB with information, since he has to oversee the project. A deadline date can then be picked.

Chairman Sikkes has concern about the irrigation which was a problem previously.

Mr. Mohr noted the trailer and tank are still there, stating they have the ability to irrigate.

Roger Thomas agreed to contact Mr. Hara regarding the Easement with adjacent property owner, Marilyn Maring.

Design Standard Committee

Chairman Sikkes reiterated a lot of what is proposed, is in the Ordinance. He said adjustments simply must be made to it. He suggested reviewing it again, noting if changes can be made without going through the whole process of starting over.

Mrs. Murray reiterated that the DS Committee prepared an 8-page summary of their recommendations. When she attempted to print it, she realized the connection of her new computer and wireless printer was non-existent. She agreed to provide the Summary Report Recommendations 1-15-18 Focus on the Future to Marion for duplication and inclusion in the 2/19/18 LUB Meeting packet. She said it doesn't have to be acted on next month.

Chairman Sikkes suggested that the 122 page Pdf file Mr. Mott agreed to provide, regarding architectural standards for the Historic District nomination which was accepted by the State, be scanned and reviewed. He said then LUB will decide where to go.

Mrs. Waldron asked Roger Thomas if this board can use that as an example without adopting that architectural design. Roger Thomas questioned if there is a Historic District Ordinance. Ted Rodman responded "No". Roger Thomas noted if Blairstown is going into that detail, a Historic District Ordinance must be put in place. He noted it restricts the ability of owners as to how they use the property.

Mr. Mott said whatever is in place, he will submit for LUB to see.

Blair Academy – 1 Park St., - Proposed Parking Lot – (LUB Capital Improvement Review on 8/17/15)

12/19/17 Ltr. from WC Plan Dept. to M. Spriggs, Re: Incomplete application – **referral back to Twp. Comm.**

Ted Rodman explained a letter came from the Warren County Planning Board. Item #1 required Twp. Comm. to approve it. Item #2 included technical things for which the County Engineer was looking.

Jim Frick, Blair Academy, told Ted Rodman, Blair’s Engineer will deal with the County Engineer regarding Item #2.

Ted Rodman revealed Twp. Comm. agreed to take care of Item #1 and forward something to the County.

He said Blair still has to deal with the County on the technical issues.

NEW BUSINESS:

Mr. Mohr suggested thought be given to what effect legalization of cannabis will have on the community since it was something never planned for or considered. It will have an impact on retail organizations.

Roger Thomas noted that unless a position is taken against it, it is currently allowed for retail use. There is nothing prohibiting it.

It is a township policy and starts at Twp. Comm. level.

Chairman Sikkes noted it is being grown in Belvidere now.

PUBLIC PORTION:

There were no members of the Public present.

VOUCHERS: Professional services rendered.

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

ADJOURNMENT:

Chairman J. Sikkes asked the Board for a motion to adjourn.

Action: Upon a motion duly made by Mr. Keller, seconded by Mrs. Waldron, and unanimously carried, the meeting was adjourned at 8:17 pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary