

**BLAIRSTOWN TOWNSHIP  
LAND USE BOARD  
June 19, 2017**

**MINUTES**

The Blairstown Township Land Use Board met in a regular session on Monday, June 19, 2017, 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, Cynthia Dalton, Jim Sikkes, Debra Waldron, Dominic Daleo, Steven Sikkes, Anthony Iurato and Wickliffe Mott. Also present were: Board Engineer, Ted Rodman, Board Attorney, Roger Thomas and Marion Spriggs, Board Secretary.

**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 May 15, 2017 Regular Meeting of the Land Use Board were approved, as corrected.

**Action:** A motion was duly made by Mr. J. Sikkes, seconded by Mrs. Green, to approve the Minutes of the May 15, 2017 Regular Meeting of the Land Use Board, as corrected.  
Roll call vote: Green, Keller, Murray, Repasky, Van Valkenburg, Dalton, J. Sikkes, Waldron, Daleo, S. Sikkes, Iurato, and Mott –yes. Mohr – abstained.

**RESOLUTIONS:**

None

**COMPLETENESS:**

**LB#02-17 Sprint Spectrum, LP**, Blk. 301, Lot 10.13, Mountain Terr., Min. Site Plan (Co-locate)**Dish**

Ted Rodman noted this is for Completeness only. On his 6/14/17 Report, he read Item 2. The Checklist requirements for a Minor Site Plan, the provided drawing does not meet the requirements. However the 1999 original Site Plan did meet Completeness requirements and they went for Preliminary and Final Major Site Plan and Conditional use. The Applicant indicated there are no changes other than the proposed dish antenna. He recommends it be found Complete.

He said this is an *amended* condition of the prior approval. He defers to Roger Thomas to determine if this is an *amended* Condition of the prior approval or a new Site Plan.

Roger Thomas responded no Notice will be required as it is being treated as an *amended* condition.

Ted Rodman indicated there are a couple of issues, (not Completeness issues). He has had a conversation regarding the base of the antenna.

Susan Stocker, of Zublatt & Jones, LP, 100 Overlook Center, Princeton, representing Sprint Spectrum, was sworn in.

She wanted to clarify the foundation of the lattice tower is not owned by Sprint Spectrum. They are only co-locating the antennas on the tower. Ted said there may still be an issue with the owner. He said there is a question about the base of the tower for proposed antennas, that it is a safety issue.

Ms. Stocker noted a Structural Analysis was submitted. Ted Rodman responded, Service Electric TV indicated that they had not done that analysis on that base.

Ted Rodman noted he has spoken with Sam Tripsas, Transcend Wireless, and was to get together this week and try to resolve that. He said, even though Sprint Spectrum does not own the tower, the owner should know that information.

He also pointed out that one of the original conditions was that a 10 ft. section should come off. He alluded that condition came about before the 1999 Sprint resolution. He said the irony is quibbling over an envision of a Resolution prohibiting dish antennas. He noted there is a 10 ft.

one there now. He said it doesn't make sense how that got to remain there. That must be resolved.

Ted Rodman explained, as far as Completeness is concerned, he believes those are issues that can be dissolved between now and the next meeting.

To clarify, Roger Thomas, interjected, the motion is to deem this application Complete, with waivers granted.

Mrs. Green pointed out on the Site Plan, the address is listed as Warren, NJ. Ms. Stocker said she will correct that.

Mr. Keller noted the Assignee and Assignor were signed by the same person. Ms. Stocker said she noticed that too.

**Action:** A motion duly made by Mr. Keller, seconded by Mrs. Green, **LB#02-17 Sprint Spectrum, LP**, Blk. 301, Lot 10.13, Mountain Terr., Min. Site Plan (Co-locate)**Dish**, is deemed Complete with waivers granted. Roll call vote: Green, Keller, Mohr, Murray, Repasky, Van Valkenburg, Dalton, J. Sikkes, and Waldron– yes.

**PUBLIC HEARING:**

None

**CORRESPONDENCE:**

**OTHER BUSINESS**

**COAH**

**Housing Element & Fair Share Plan, Affordable Housing Overlay Zone Ord.**

Roger Thomas stated there is no Hearing tonight on the above. The Plan Master, Beth McMannus, has made no comments regarding information submitted to her. He said, it was felt best to get those comments before there was any action taken by this Board. He noted, if there were comments, they could be incorporated. The LUB could act on them, and then it would go to Township Committee.

Mrs. Van Valkenburg questioned how this affects dates regarding response time.

Roger Thomas responded, "Knowing Judge Miller, it will not have an affect".

### **LB#05-12 NWRHS – Solar Panels**

Chairwoman Waldron spoke to Ms. Billotti, NWRHS Supr., today. She expressed concern about not hearing back from her since their discussion a month ago. Ms. Billotti was to meet with Race Farms to do an analysis of the property, and prepare a plan. To date, that has not been accomplished.

Chairwoman Waldron offered to facilitate that meeting. Ms. Billotti guaranteed that she would meet this week and provide the Plan.

Mention was made by NWRHS regarding other businesses which, also have not been in compliance with plantings. Chairwoman Waldron responded, violations have been issued. She said the LUB is trying to work with NWRHS to avoid that. She said the LUB is looking for compliance and cooperation.

Ms. Billotti assured her that she will get back to her next week.

Vice Chairman, Jim Sikkes, noted irrigation is the issue. Chairwoman Waldron revealed, there was no irrigation for first planting. For second planting, a water truck was provided for a limited time. She said the point is, it was done during the summer months.

Chairwoman Waldron said this time, Ted Rodman will be involved, as per the original condition of the original Resolution.

Nick Mohr revealed NWRHS bought a \$10,000. trailer to haul water there.

He objects to this private, for-profit corporation (Hudson Energy Solar), derelict in its duty, and that tax \$ are being spent to remedy this situation.

### **LB#01-15 Dollar General**

5/24/17 Violation Ltr. from D. Diehl, Zon. Off., re: Landscape Plan – existing dead flora on site

Chairwoman Waldron revealed David Diehl is sending a follow-up letter on this tomorrow because nothing has been done and no communication has been given back to him from Dollar General.

### **Darst #ZB04-10 / LB03-15 (2nd Amended)**

Chairwoman Waldron explained a week would be given to Mrs. Darst since Carl Darst just passed on. Mrs. Darst's attorney asked for a week or more. She said this matter will proceed within the next couple of weeks.

**Design Standard Committee**

Chairwoman Waldron announced that this will be skipped over tonight.

**NEW BUSINESS:**

None

**PUBLIC PORTION:**

There were no members of the Public present.

**VOUCHERS:** Professional services rendered.

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

**ADJOURNMENT:**

Chairwoman Waldron asked the Board for a motion to adjourn.

**Action:** Upon a motion duly made by Mr. Keller, seconded by Mr. J. Sikkes, and unanimously carried, the meeting was adjourned at 7:46 pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary