

**BLAIRSTOWN TOWNSHIP  
LAND USE BOARD MEETING  
October 21, 2019– 7:30 PM**

**AGENDA**

**SALUTE TO THE FLAG:**

**ROLL CALL:**

**SUNSHINE STATEMENT:** 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).

**LUB DEADLINE DATES:**

Submission of information for applications must arrive at Town Hall **10 calendar days prior to meetings.**

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

Minutes of September 16, 2019 Regular Meeting. Motion, All in Favor, All Opposed, All Abstained (no roll call).

**RESOLUTIONS:**

**LB 06-15, First Presbyterian Church,** Block 1206, Lot 1, 1 Main Street, Preliminary & Final Major Site Plan. Pastor David Harvey's request for a fourth (4<sup>th</sup>) extension.

**LB 08-19 Blair Academy (Steckel House),** Block 906, Lot 13, 2 Park Street, Preliminary / Final Major Site Plan, and D Use and C Bulk Variances

**LB 06-19 The Last Frontier (Brian Piccolo),** Block 2003, Lot 27, 44 Hope Road, Minor Site Plan and D Use Variance

**COMPLETENESS:**

**LB 10-19 Blair Academy (Parking Lot),** Block 906, Lot 13, Millbrook Road, and Block 1212, Lot 1, 34 Main Street, Preliminary / Final Major Site Plan, Preliminary / Final Major Subdivision, and C Bulk Variance (Planning Board)

**LB 11-19 DeKorte,** Block 801, Lot 6.02, 23 Four Corners Road, C Bulk Variance (Planning Board)

**LB 12-19 Oz94 LLC / Kramer,** Block 703, Lot 4.05, 174 Route 94, D Use Variance (Zoning Board)

**LB 13-19 Korpos,** Block 505, Lot 1.13, 5 River Run Hollow Road, C Bulk Variance (Planning Board)

**PUBLIC HEARING:**

**LB#07-19 David Berberian,** Block 2101, Lot 4.02, 141 Hope Road, Interpretation (Planning Board)

**LB#09-19 Klazina DeVoogt,** Block 1603, Lot 5.08, 48 Mt. Hermon Road, C Bulk Variance (Planning Board)

**CORRESPONDENCE:**

September 23, 2019 Notice of Violation / Stop Work Order from David Diehl, Zoning Officer, to Binnie Dippel, 132 Union Brick Road, Blairstown for violating soil fill placement without permits or approval. Due to the amount of development, a Site Plan will also be required prior to any approval.

September 23, 2019 letter from Board Attorney Roger Thomas to the Land Use Board stating the Ordinance of the Township of Blairstown does not contain any Notice requirement for an Interpretation (regarding the Berberian application)

September 24, 2019 letter from the Warren County Planning Board to the Land Use Board re Conditional Approval for Blair Academy (Steckel House). Ted Rodman's office is handling.

September 26, 2019 Certified Mail Notification to Municipal Clerk and Land Use Board Secretary of Blairstown from William and Susanne Laban for their Request for Site Specific Agriculture Management Practice Determination. The Labans are requesting relief from the Township of Blairstown Ordinance to allow a non-permitted structure (shipping container) to remain on their farm for farm-related use. Also attached is a copy of the July 25, 2019 Resolution 19-11 from the Warren County Agricultural Board determining that the Laban property, Block 1601, Lot 11, is a commercial farm.

September 28, 2019 – Barbara Green was awarded the NSDAR Community Service Award at the Warren County Branch Library in Belvidere.

**CORRESPONDENCE (Cont'd.):**

September 30, 2019 Notice of Violation from David Diehl, Zoning Officer, to 53 Warren County, LLC (Gary Wishnia, Blairstown Diner) noting that Mr. Wishnia will need NJDEP and NJDOT approval prior to any Land Use Board application.

September 30, 2019 Letter from David B. Simmons (Harold E. Pellow & Assoc.) to Mr. Richard Keiling, Attorney At Law, stating that his firm is submitting a proposal to Mr. Gary Wishnia (Blairstown Diner) for the preparation of a Minor Site Plan to present to the Land Use Board on October 21, 2019.

October 7, 2019 email from Crown Castle advising they will start construction on the replacement telecom tower at 155 Route 94 either the week of October 7 or 14, 2019.

NJ Planner – July / August 2019

**OTHER BUSINESS:**

**Master Plan for 2020** – A planning draft 2020 Master Plan Reexamination has been provided to all LUB Members as a basis/direction to complete this report. LUB Members are to provide LUB Secretary with their selection(s) of Master Plan elements or major criteria prior to September 16 meeting where finalization of Subcommittee assignments will be completed.

**NEW BUSINESS:**

**PUBLIC PORTION:**

**VOUCHERS:** Professional services rendered.

**ADJOURNMENT:**