

**BLAIRSTOWN TOWNSHIP  
LAND USE BOARD  
August 21, 2017**

**MINUTES**

The Blairstown Township Land Use Board met in a regular session on Monday, August 21, 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, Jim Sikkes, Debra Waldron, Dominic Daleo, Steven Sikkes, and Wickliffe Mott. The following members were absent: Cynthia Dalton and Anthony Iurato. Also present were: Board Engineer, Ted Rodman, and Marion Spriggs, Board Secretary. Representing Roger Thomas, Board Attorney, was William Haggerty, Esq.

**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 July 17, 2017 Regular Meeting of the Land Use Board were approved, as written.

**Action:** A motion was duly made by Mr. J. Sikkes, seconded by Mrs. Green, to approve the Minutes of the July 17, 2017 Regular Meeting of the Land Use Board, as written.

Roll call vote: Mohr, Murray, Repasky, Van Valkenburg, J. Sikkes, Waldron, and Daleo – yes. Green and Keller – abstained.

**RESOLUTIONS:**

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

Suggested changes were made by Mike Repasky as follows:

Pg. 2, Para 2. Service Electric in lieu of “television” tower

Pg. 2, Last Para. – Line 4. Neither the dish nor tower... in lieu of “either the dish or antenna”

Roger Thomas, Esq. agreed, via phone, to implement those changes.

**Action:** A motion duly made by Mr. Mohr, seconded by Mr. J. Sikkes, to approve the Resolution for **LB#02-17 Sprint Spectrum, LP**, Blk. 301, Lot 10.13, Mountain Terr., Min. Site Plan (Co-locate)**Dish**, with the aforesaid modifications. Roll call vote: Mohr, Murray, Repasky, Van Valkenburg, J. Sikkes, Waldron and Daleo. Green and Keller abstained.

**COMPLETENESS**

None

**PUBLIC HEARING**

**COAH**

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

(Roger Thomas participated via phone regarding this matter).

David Manhardt, PP, represented J. Caldwell & Associates, Newton, NJ.

Roger Thomas explained the document before the LUB tonight reflects the Settlement Agreement which has been approved by Fair Share Housing. It has been the subject of a Fairness Hearing.

He further explained normally a Master Plan Review is not the subject of Twp. Committee but since this includes not only the Housing Element but also a Fair Share Plan, Twp. Committee will be required to review and adopt The Fair Share Plan.

Mr. Manhardt explained after the last Fairness Hearing, that will be the end for the next ten years.

Roger Thomas interjected, this is an approval that has been signed off by the Fair Share Housing Center, and signed off by the Planning Master. He said these are the procedural elements that

will end this process. He believes the Township will not be hearing about Affordable Housing after November 2017 or thereabouts, for the next 9 years.

He used that date as an example based on the Ordinance being reviewed and introduced by Twp. Committee, and ultimately referred back to the LUB to make sure it is consistent with the Master Plan. He noted then, there will be a Second Reading, taking it to November. Once that is done, the process will be over.

This portion of the Hearing was opened to the Public. There were no questions or comments from the Public.

**Action:** A motion was duly made by Mr. J. Sikkes, seconded by Mr. Daleo, to approve the **Housing Element & Fair Share Plan**. Roll call vote: Green, Keller, Mohr, Murray, Repasky, VanValkenburg, J. Sikkes, Waldron, and Daleo – yes.

Chairwoman Waldron asked Mr. Manhardt to notify the LUB when the Overlay Zone will be prepared, so it can be included into the LUB schedule to prevent any further delay. Mr. Manhardt explained once it is made into an Ordinance via Twp. Committee, it will be ready to go.

**CORRESPONDENCE:**

None

**OTHER BUSINESS:**

**LB#05-12 NWRHS – Solar Panels**

Chairwoman Waldron stated the NWRHS Bd. of Ed Meeting is 8/28/17 and they are asking for 2 items. They are seeking an Easement. She noted if they are still going to put the plantings on a neighbor's property, an Easement is required to bring it into compliance with the LUB Resolution.

Chairwoman Waldron notified them that the planting info must be submitted to Ted Rodman, for his approval before the plantings are done.

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

Chairwoman Waldron reported that David Diehl, Zoning Officer, spoke with Ursula Leo, attorney for the Applicant. They will have a meeting to discuss where this is going. She said the ultimate decision will be to return to the LUB for discussion. They would like to see some changes made. Ms. Leo will report to Mr. Diehl with a time frame, after she meets with Mrs.

Darst this week. Mrs. Waldron said this will result in either a LUB application or a Compliance Letter.

**Design Standard Committee**

Chairwoman Waldron spoke with Mrs. Murray, Chairwoman of the Design Standard Committee, who will make a presentation next month when the entire Committee is present.

**NEW BUSINESS:**

None

**PUBLIC PORTION:**

There were no questions or comments from the Public.

**VOUCHERS:** Professional services rendered.

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

**ADJOURNMENT:**

Chairwoman Waldron asked the Board for a motion to adjourn.

**Action:** Upon a motion duly made by Mr. Keller, seconded by Mr. Mohr, and unanimously carried, the meeting was adjourned at 7:57 pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary