

**BLAIRSTOWN TOWNSHIP
LAND USE BOARD
February 19, 2018**

MINUTES

The Blairstown Township Land Use Board met in a regular session on Monday, February 19, 2018, at 7:26 pm at the Blairstown Municipal Building, 106 Route 94, Blairstown, New Jersey. The following members were present: Barbara Green, David Keller, Nick Mohr, Mike Repasky, Joanne Van Valkenburg, Jim Sikkes, Steven Sikkes, Wickliffe Mott, Marianna Stires, and Norman Talley. The following members were absent: Rosalie Murray and Debra Waldron. 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 Chairman Jim Sikkes.

“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 OATH:

Roger Thomas administered the Oath of Office to Alternate #1, Board member, Steven Sikkes.

ROLL CALL: was taken.

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.

Mr. Mohr arrived at 7:30pm.

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

Mr. Keller suggested pg. 5, 2nd to last paragraph, be changed to “It is needed to discuss architectural style.

Minutes of December 18, 2017 Regular Meeting of the Land Use Board were approved, as corrected above.

Action: A motion was duly made by Mr. Keller, seconded by Mrs. Green, to approve the Minutes of the December 18, 2017 Regular Meeting of the Land Use Board, as corrected. Roll call vote: Green, Keller, Mohr, Repasky, Van Valkenburg, J. Sikkes, S. Sikkes, Mott – yes. Stires– abstained.

Minutes of January 15, 2018 Regular Meeting of the Land Use Board were approved, as written.

Action: A motion was duly made by Mrs. VanValkenburg, seconded by Mr. Repasky, to approve the Minutes of the January 15, 2018 Regular Meeting of the Land Use Board, as written. Roll call vote: Green, Keller, Mohr, Repasky, Van Valkenburg, J. Sikkes, Mott, Stires – yes. S. Sikkes, – abstained.

Mr. Talley arrived at 7:31pm.

APPEAL OF ADMINISTRATIVE OFFICER

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

1/24/18 e-m from U. Leo, Esq., confirming deferral of this application to 3/19/18.

Roger Thomas declared, in response to the above e-mail, this matter will be carried without further notice until 3/19/18.

Chairman Sikkes questioned if this matter will take time. Roger Thomas suggested that the attorneys for Darst (Ursula Leo, Esq.) and Blair Science (Mike Selvaggi, Esq.) be informed of these 2 expected-lengthy applications, noting they may get only ½ of the meeting.

Chairman Sikkes is concerned for the proposed length of the Blair Science application.

Roger Thomas responded that perhaps Ms. Leo be informed Darst will be heard after the Blair matter, and it is possible it may not be reached and put off until April 16, 2018.

Chairman Sikkes will discuss this with Marion Spriggs later.

2nd EXTENSION:

LB#06-15 1st Presbyterian Ch. of Blrstwn., Blk. 1206, Lot 1, 1 Main St., Prel & Fin Maj Site Pl.

2/8/18 Ltr. from Pastor David Harvey, 1st Pres. Church Blrstwn., seeking 2nd Extension on the above application.

Pastor David Harvey, 1st Pres. Church Blrstwn., 1 Main St., was sworn in.

He stated they do not want to go into architectural design until DEP approval.

He explained 2 changes are being sought on the Bridge St. side – an elevator out the back, removal of stairwell for ingress and egress to the church. The intention is to get up to Code.

Mr. Keller noted there was very little site work. Pastor Harvey replied less than 4000 sq. ft.

Pastor Harvey explained the reasons for the delay, as outlined in the above, 4 page letter. They are seeking a 12-month extension.

In the interim, he said a new roof was needed which derailed work.

Roger Thomas summarized by confirming, they are seeking final approval from the County Engineer’s Office and ultimately from the Warren Cty. Planning Bd. and are here tonight since they are trying to satisfy the requirements of these outside agencies. Ted Rodman concurred with that.

Pastor Harvey indicated catch basin plans must be submitted before final approval.

This portion of the Hearing was opened to the Public.

There were no comments.

Action: A motion was duly made by Mr. Keller, seconded by Mr. Repasky, to extend the prior approval for a 13 month, 2nd Extension, for **LB#06-15 1st Presbyterian Ch. of Blrstwn.,** Blk. 1206, Lot 1, 1 Main St., Prel & Fin Maj Site Pl. until 3/19/19. Roll call vote: Green, Keller, Mohr, Repasky, Van Valkenburg, J. Sikkes, S. Sikkes, Mott, Stires and Talley – yes.

RESOLUTIONS:

None

COMPLETENESS:

LB#01-18 Blair Academy (Science Ctr.), Blk. 906, Lot 13 –(Bogle Hall) 2 Park St., Prel & Fin Maj Site Pl, Bulk Var., USE Var. **(Carried to 3/19/18)**

Roger Thomas announced this matter will be carried without further notice.

PUBLIC HEARING:

LB#01-18 Blair Academy (Science Ctr.), Blk. 906, Lot 13 –(Bogle Hall) 2 Park St., Prel & Fin Maj Site Pl, Bulk Var., USE Var. **(Carried to 3/19/18)**

Roger Thomas announced this matter will be carried without further notice.

CORRESPONDENCE:

None

OTHER BUSINESS:

None

Housing Element & Fair Share Plan

Mrs. VanValkenburg noted 2 market-to-affordable units will be approved. It is finished.

Roger Thomas suggested this matter be removed from the Agenda, as it is completed.

LB#05-12 NWRHS – Solar Panels

Marion Spriggs announced no response was received from NWRHS, nor has her 1/29/18 escrow appeal letter been answered.

Ted Rodman sent a letter noting the plantings were okay.

Roger Thomas will talk to attorney Hara, in the next few days.

Design Standard Committee

Chairman Sikkes noted the LUB members received copies of the report, written by Rosalie Murray, the primary author. He said if there is time at the next meeting, this matter can be discussed.

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 Mrs. Green, seconded by Mr. S. Sikkes, escrow vouchers, as attached to these minutes, were approved. Roll call vote: Green, Keller, Mohr, Repasky, Van Valkenburg, J. Sikkes, S. Sikkes, Mott, Stires, Talley – yes.

Mrs. VanValkenburg noted that the LUB is seeking to fill a position and asked the Public, if interested, to send a letter to the Mayor expressing interest. This must be a resident of this town.

ADJOURNMENT:

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

Action: Upon a motion duly made by Mrs. Green, seconded by Mr. S. Sikkes, and unanimously carried, the meeting was adjourned at 7:51pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary