

BLAIRSTOWN TOWNSHIP
LAND USE BOARD
May 21, 2018

MINUTES

The Blairstown Township Land Use Board met in a regular session on Monday, May 21, 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, Jim Sikkes, Steven Sikkes, Joanne Van Valkenburg, Debra Waldron, Wickcliffe Mott, Marianna Stires, and Norman Talley. Rosalie Murray was absent. 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)”.

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.

MINUTES OF PREVIOUS MEETINGS:

Minutes of April 16, 2018 Regular Meeting of the Land Use Board were approved, as written.

Action: A motion was duly made by Mrs. Waldron, seconded by Mr. Keller, to approve the Minutes of the April 16, 2018 Regular Meeting of the Land Use Board, as written.

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

APPEAL OF ADMINISTRATIVE OFFICER

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

Roger Thomas explained due to the power outages resultant from the recent storm, the meeting scheduled in his office on May 18, 2018, was cancelled. Arrangements will be made for another meeting.

RESOLUTIONS:

LB#02-18 Montage Enterprises, Blk 702, Lot 18.01 Prel & Fin. Major Site Pl., Bulk & USE Var.

Mrs. VanValkenburg and Mrs. Waldron were recused on this application.

Action: A motion was duly made by Mr. Keller, seconded by Mr. Repasky, to approve the Resolution deeming **LB#02-18 Montage Enterprises**, Blk 702, Lot 18.01 Prel & Fin. Major Site Pl., Bulk & USE Var. Incomplete. Roll call vote: Keller, Mohr, Repasky, J. Sikkes, S. Sikkes Mott - yes. Green – abstained.

COMPLETENESS:

LB#02-18 Montage Enterprises, Blk 702, Lot 18.01 Prel & Fin. Major Site Pl., Bulk & USE Var.

Attorney Keiling explained revisions were supplied to the LUB to enable Completeness.

Action: A motion was duly made by Mr. Keller, seconded by Mr. Repasky, to deem **LB#02-18 Montage Enterprises**, Blk 702, Lot 18.01 Prel & Fin. Major Site Pl., Bulk & USE Var. complete. Roll call vote: Green, Keller, Mohr, Repasky, S. Sikkes, J. Sikkes, Mott – yes.

PUBLIC HEARING:

LB#02-18 Montage Enterprises, Blk 702, Lot 18.01 Prel & Fin. Major Site Pl., Bulk & USE Var.

Mrs. VanValkenburg and Waldron were recused on this application.

Richard Keiling, Esq. represented the Applicant.

Ray O’Brien, Architect, from Blairstown, Dan Davies, PE Golden Davies & Assoc., Newton, Tom Montanya, owner of Montage Enterprises were sworn in.

Exhibits were marked.

The professionals described the plans.

Mr. Montanya explained he has been providing parts for highway mowers to government agencies for over 40 years.

The purpose for expansion is to remove parts outside and bring them inside for assembly.

There are 18 employees currently and will remain the same. Hours of operation will remain the same – Monday through Fri.

Ted Rodman's report of 5/17/18 was reviewed.

The following memo was discussed:

5/17/18 MEMO – Fire Chief Calvin Inscho re: Knox Box for **LB#02-18 Montage Enterprises**

Roger Thomas explained the usage of Knox Box which allows the Fire Department to enter in case of fire. It was noted the Fire Dept. wants to visit the building and suggest an appropriate location for it.

Action: A motion was duly made by Mr. Repasky, seconded by Mr. S. Sikkes, to approve the **LB#02-18 Montage Enterprises**, Blk 702, Lot 18.01 Prel & Fin. Major Site Pl., Bulk & USE Var. Roll call vote: Green, Keller, Mohr, Repasky, J. Sikkes, S. Sikkes Mott - yes.

CORRESPONDENCE:

NJ Planner – Mar./Apr. 2018

5/14/18 MEMO – Marion Spriggs, LUB Secy/Clk., re: Retirement (6/1/18)

Chairman J. Sikkes and the LUB expressed gratitude and wished Marion a happy retirement after 11 years of service.

OTHER BUSINESS:

OPEN SPACE – speaker, Joel McGreen, Chmn. Open Space, re: OPEN SPACE in the Master Plan

Joel McGreen explained that he wants to work with LUB no later than 2020 to incorporate the Open Space Plan into the Master Plan. This is necessary in order to utilize current Green Acre funds. Roger Thomas explained the LUB could amend the Master Plan sooner than 2020 if necessary.

Mr. McGreen said he needs to revise his Open Space Plan from 2001 and have LUB incorporate it in the Master Plan. He noted the Farmland Plan is incorporated in the Master Plan already. He

revealed a more recent one was approved by the Planning Board in 2010, which was never included.

He said he needs \$10,000. to \$12,000. from Twp. Comm. in order to update.

He pointed out a Recreation Open Space Inventory should be included in the Master Plan as well, in order to enable him to obtain funding from the state.

He said he will need to submit it to LUB for approval, who will then take necessary steps.

ORDINANCE NO. 2018-12 Amending Chap 19 - re: Marijuana – from Town Clerk

Roger Thomas explained the reason this is before the LUB is to determine its consistency with the Master Plan.

Debra Waldron noted the only change is, it addresses marijuana. Technically, this ordinance has been approved by Township Committee, except for this new inclusion.

Action: A motion was duly made by Mrs. Waldron, seconded by Mr. Repasky, ascertaining Ordinance No. 2018-12 amending Chap. 19 – prohibiting cultivation or sale of Marijuana in Blairstown Twp. is consistent with the Master Plan. Roll call vote: Green, Keller, Mohr, Repasky, S. Sikkes, J. Sikkes, VanValkenburg, Waldron and Mott – yes.

LB#05-12 NWRHS – Solar Panels

5/18/18 Ltr. - Attny. Hara re: **LB05-12 NWRHS Solar Panels** re: Escrow deficiency

Roger Thomas explained the above letter with which he disagrees. He stated when the LUB approves an application, it does so with everything contained therein as well as any conditions. He said when this application was approved, it included the requirement that there would be landscaping. He said it was done improperly and had to be redone. The original approval included a landscape buffer.

He upholds that escrow should be charged for the ongoing problem. Ted Rodman was a facilitator in getting this condition approved.

Debra Waldron reviewed the past history regarding the plantings.

Roger will respond to Mr. Hara.

The CFO will provide an accounting to NWRHS re: same.

It was suggested a future letter be sent to NWRHS re: Escrow deficiency via Certified Mail.

NEW BUSINESS:

Nick Mohr noted 35% of trees in Blairstown are ash. They are currently being killed by the emerald ash borer. He recommended the LUB keep this in mind when reviewing applications and site plans. He cautioned this will not change anytime soon.

PUBLIC PORTION:

There were no members of the Public present at this time.

VOUCHERS: Professional services rendered.

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

ADJOURNMENT:

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

Action: Upon a motion duly made by Mrs. Waldron, seconded by Mrs. VanValkenburg, and unanimously carried, the meeting was adjourned at 9:23 pm.

Respectfully submitted,

Marion C. Spriggs, Board Secretary