

Branchville Planning & Zoning Board Minutes

January 13, 2021

Present: Chairman Clune, Mrs. Whitesell, Mr. Bansemer, Mr. Frato, Mr. Robinson, Mr. Sutton, Mr. Bathgate and Mr. Smith. **Absent:** Mr. Horjus, Mrs. Klimas and Mr. Whitehead.

Also present: Bob Morgenstern from Dolan & Dolan and Matt Morris from Harold Pellow and Associates.

Call to Order: The meeting of the Branchville Planning & Zoning Board of Adjustment was called to order at 7:00 p.m. by Chairman Clune who led in the flag salute. Meeting was held at the Branchville Borough Municipal Building, 34 Wantage Ave, Branchville NJ.

Meeting Notice Announcement: Mr. Clune advised this meeting is being held in compliance with the provision of PL 1975, Secs. 4 & 13 of the Sunshine Law. Adequate notice of this meeting has been supplied to the official newspaper of the Planning and Zoning Board that being the Sunday & Daily New Jersey Herald and was posted in the usual location of posted notices.

Approval of minutes: A motion was made by Board Member Bathgate, seconded by Board Member Whitesell to approve the minutes for November 11, 2020.

Roll Call Vote: Aye- Chairmen Clune, Whitesell, Frato, Sutton, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead. Abstain: Bansemer and Robinson.

Approval of Planning Board Appointments: Members sworn in by Mike Clune. Frato, Whitesell, Bathgate, Smith and Robinson.

Motion was made by Board Member Frato, seconded by Board Member Bansemer to appoint Michael Clune as Planning Board Chairperson.

Roll Call Vote: Aye- Whitesell, Bansemer, Frato, Robinson, Sutton, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead. Abstain: Clune.

Motion was made by Board Member Frato, seconded by Board Member Bansemer to appoint Frank Sutton as Vice Chairperson.

Roll Call Vote: Aye- Chairmen Clune, Whitesell, Bansemer, Frato, Robinson, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead. Abstain: Sutton.

Motion was made by Board Member Bathgate, seconded by Board Member Whitesell to appoint Dolan & Dolan as Board Attorney.

Roll Call Vote: Aye- Chairmen Clune, Whitesell, Bansemer, Frato, Sutton, Robinson, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead.

Motion was made by Board Member Whitesell, seconded by Board Member Bathgate to appoint Harold Pellow & Associates as Board Engineer.

Roll Call Vote: Aye- Chairmen Clune, Whitesell, Bansemer, Frato, Sutton, Robinson, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead.

Motion was made by Board Member Whitesell, seconded by Board Member Bathgate to appoint Daily/Sunday New Jersey Herald as the official paper of the Board.

Roll Call Vote: Aye-Chairmen Clune, Whitesell, Bansemer, Frato, Robinson, Sutton, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead.

Motion was made by Board member Sutton, seconded by Board Member Whitesell to approve Board meeting dates for 2021.

Roll Call Vote: Aye-Chairmen Clune, Whitesell, Bansemer, Frato, Robinson, Sutton, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead

Approval of Vouchers: A motion was made by Board Member Whitesell, seconded by Board Member Bathgate to approve vouchers for payment.

Roll Call Vote: Aye- Chairmen Clune, Whitesell, Bansemer, Frato, Sutton, Robinson, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead.

Milk Street Distillery wants to add new sign, 14.5" tall x 76" Long.

Motion was made by Board member Frato, seconded by Board member Sutton to waive site plan and allow relocation from left side of building to right side of building.

Roll Call Vote: Aye-Chairmen Clune, Whitesell, Bansemer, Frato, Robinson, Sutton, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead.

Ted and Jeanette Lovenberg, 37 Broad Street attended meeting to review items previously approved for garage located at 37 Broad Street, Branchville. Paving front parking lot was addressed and has until April 30, 2021 to have paved. Matt Morris reviewed the conditions of approval. Reviewed the landscape plan, drainage easement, removal of phase 2, waste oil and dumpster. Lighting and signs addressed when ready to open.

Motion was made by Board Member Frato, seconded by Board Member Smith to allow a 10ft extension for driveway. New paving plans will need to be submitted.

Roll Call Vote: Aye-Chairmen Clune, Whitesell, Bansemer, Frato, Robinson, Sutton, Bathgate and Smith.
Absent: Horjus, Klimas and Whitehead.

Motion was made by Board Member Whitehead, seconded by Board Member Smith to adjourn. All were in favor.