

Branchville Planning & Zoning Board Minutes

June 9, 2021

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

Absent: Mr. Smith

Also present: Bob Morgenstern from Dolan & Dolan and Cory Stoner from Harold Pellow and Associates.

Also joining the meeting was Carter Vanstone. Carter was attending the meeting to listen to the items up for discussion. Carter is earning his Citizenship Merit Badge for the Boy Scouts of America.

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 Frato, seconded by Board Member Whitehead to approve the minutes for April 14, 2021.

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

Resolution: Motion was made by Board Member Frato, seconded by Board member Horjus to approve the resolution for Penny Rosenfeld, 31 Broad Street, Branchville.

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

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

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

Board Member Smith arrived for meeting.

Review of application for 18 Wantage Ave, Branchville NJ.

In attendance were Marcin Kosierb and Kara Kaczynski, Attorney for applicant Marcin Kosierb.

Review of updated plans that were provided by Mr. Kosierb. A review of the easement that would be required.

Review of building 2, apartments being on the first floor. No permits had ever been issued for this property. State has been inspecting. Convert back to commercial space.

Motion was made Board Member Whitehead, seconded by Board Member Klimas to issue a variance to allow the 2 non approved apartments in building # 2.

Roll Call Vote: Aye: Horjus. No- Chairmen Clune, Bansemer, Frato, Klimas, Robinson, Sutton, Bathgate and Whitehead. Abstain: Smith

Building # 3 plans for a conversion of property to be changed to 2 apartments and a laundry room.

A motion was made by Board Member Horjus, seconded by Board Member Robinson to allow a use variance for building #3.

Roll Call Vote: Aye: None. No- Chairmen Clune, Bansemer, Frato, Horjus, Klimas, Robinson, Sutton, Bathgate and Whitehead. Abstain: Smith

A review of building # 1. 2 apartments have been approved. Third apartment was never approved.

A motion was made by Board Member Sutton, seconded by Board Member Bansemer to allow a use variance for 3rd apartment in building # 1

Roll Call Vote: Aye: None. No- Chairmen Clune, Bansemer, Frato, Horjus, Klimas, Robinson, Sutton, Bathgate and Whitehead. Abstain: Smith

The updated proposal was reviewed by Kara. They will provide more information to the Board if there is an approval to move forward.

Matt Morris reviewed the requirements needed to move forward. Parking lot width, curb stops and will need a design waiver. Dumpster pad and lighting were also addressed.

Owners of property 22 Wantage Ave were in attendance. An easement of that property would be required. Willing to lot line adjustment. Will need more information before making a decision.

Mr. Kosierb will need to return to the board with further information.

Opened to the public with no comments.

Closed to the public.

Board Member Bathgate mentioned the code enforcement rules and that the rules need to be enforced.

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

