

Branchville Planning & Zoning Board Minutes

June 8, 2022

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

Also present: Robert 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 Frato, seconded by Board Member Whitesell to approve the minutes for April 13, 2022.

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

Ted and Jeanette Lovenberg attended the meeting to review the resolution for 37 Broad Street, Branchville. The board along with Bob Morgenstern and Matt Morris reviewed the resolution and suggested that there be some changes made:

- All work to be done in building to be remove
- Add full day on Saturdays (page 2)
- Remove Phase 2 (page 3)
- Remove # parking spaces with dimensions of 9ft x 20ft other than handicap spot (page 4)
- Remove loading Zone (page 4)
- Remove Landscaping (page 5)
- Remove Phase II (page 5)
- Remove overnight parking (Page 6)
- Remove #1 from conditions of approval (page 7)
- Remove # 6 from conditions of approval (page 7)

Motion was made by Board Member Frato, seconded by Board Member Whitesell to have Robert Morgenstern amend the resolution.

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

10 Mill Street is non responsive to any letters sent. Mike Robinson went to location and issued a notice of unsafe structure to the owner. Robert Morgenstern to write letters to the owner and his attorney to:

1. Remove the unsafe greenhouse buildings within 30 days
2. Letter to address the wall collapse and fix at his own expense
3. Chuck Smith to visit the property and see if there is any work being done in one of the garages by the renter on site. If so, there are to vacate as there is no CO for the property.

18 Broad Street to be listed as vacant property. Need fee and vacant property application. Letter to be sent to the owner and Mike Robinson to go to property and do a safety inspection.

POD storage Units were reviewed. No permits were ever requested from 51 and 52 Broad Street. Permits are required and issued for a 6 month period. Mike Robinson to send letters.

Informal hearings were reviewed by Bob Morgenstern and Matt Morris. Applicants moving forward for informal hearing to pay 100.00 administration fee and 350.00 for Dolan and Dolan and 250.00 Pellow and Assoc. for escrow.

Motion was made by Board Member Frato, seconded by Board Member Whitehead to have Bob Morgenstern prepare an Ordinance.

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

Chuck Smith arrived at the meeting.

Motion was made by Board Member Frato, seconded by Board Member Whitesell to approve the Annual Report from Dolan and Dolan.

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

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

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

Motion was made by Board Member Frato, seconded by Board Member Whitesell to adjourn. All: Aye