

## Branchville Planning & Zoning Board Minutes

October 14, 2020

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

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 Frato, seconded by Board Member Klimas to approve the minutes for September 9, 2020 with some minor changes.

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

Motion was made by Board Member Frato, seconded by Board Member Sutton to approve the resolution for applicants Howard Lynn and Tania and Brian Bansemer as presented by Robert Morgenstern.

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

**Informal:** Philip Borino, 43 Wantage Ave, Branchville NJ. Block 204, Lot 22.

Mr. Borino is interested in taking down a barn structure on his property and build an apartment for his mother. He would like to build the apartment using the same footprint. Was explained to him that he will need to connect to sewer and water. He would require a side yard setback variance as well as variance for R1 zone and use variance. An informal poll taken by board members and all would approve an application if presented.

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

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

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

