

# Branchville Planning & Zoning Board Minutes

**MARCH 9, 2022**

**Present:** Vice Chairmen Sutton, Mrs. Whitesell, Mr. Frato, Mr. Horjus, Mrs. Klimas, Mr. Bathgate, Mr. Whitehead and Mr. Worthington. **Absent:** Chairman Clune, Mr. Bansemer, Mr. Robinson 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 Vice Chairman Sutton who led in the flag salute. Meeting was held at the Branchville Borough Municipal Building, 34 Wantage Ave, Branchville NJ.

**Meeting Notice Announcement:** Mr. Sutton 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 February 9, 2022.

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

Robert Morgenstern reviewed the letter received from the Attorney representing 10 Mill Street. Mike Robinson to go to property and look at the green house and report back to the Planning Board of his findings.

**Application:** Sam Hubrich from 1-2-3 Auto sales wants to change the Resolution for 402/1 to allow Used Car sales and Electric Car sales along with Electric Car charging stations. Also seeking a variance for two signs on property.

He provided a drawing showing parking spaces along with areas for charging stations. Robert Morgenstern reviewed the completeness report. Needs a site plan approval.

A motion was made by board member Bathgate, seconded by Board Member Frato to waive Environmental Impact Statement.

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

Matt Morris of Pellow and Associates reviewed the plans. Review of parking spaced were discussed.

Motion was made by Board Member Frato, seconded by Board Member Worthington to allow 2 signs on property.

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

Motion was made by Board Member Frato, seconded by Board Member Whitesell the Preliminary and Final Site Plan approval with an as built when complete. Includes parking, sign size and charging station locations.

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

Motion was made by Board Member Worthington seconded by Board Member Frato to do resolution as outlined.

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

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

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

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