

Branchville Planning & Zoning Board Minutes

SEPTEMBER 14, 2022

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

Also present: Robert Morgenstern from Dolan & Dolan and Cory Stoner 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 Whitehead, seconded by Board Member Whitesell to approve the minutes for July 13, 2022.

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

Motion was made by Board Member Whitesell, seconded by Board Member Worthington to approve the Resolution for Douglas Kilpatrick, 2 Kemah Lake Road, and Branchville.

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

Janet Jones appeared for the application for 7 Church Hill Road.

Robert Morgenstern reviewed his completeness report.

Motion was made by Board Member Frato, seconded by Board Member Whitesell to deem the application complete.

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

Cory Stoner reviewed his completeness report. Conditions of the approval are:

- Applicant will submit an Application to Sussex County Planning Board
- Preconstruction meeting with engineer
- Will contact the Borough when house to be delivered
- Will get approval from Sussex County Conservation Soil District
- Applicant will complete dedication of footage on Main Street to the County and dedication on Church Hill to Branchville.

Motion was made by Board Member Frato, seconded by Board Member Whitehead to approve a Lot Depth Variance and Side Yard Variance with conditions.

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

The vacant properties owned By Hugh and Glen Risdon were discussed.

Motion was made by Board Member Frato, seconded by Board Member Whitesell to send Vacant Properties notices to Glen Risdon, 18 Broad Street and Hugh Risdon, 9 Price Street.

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

10 Mill Street was discussed. Letters are being send to lien holder of the property.

Motion was made by Board Member Frato, seconded by Board Member Bathgate to proceed with Legal action against 10 Mill Street, Branchville.

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

Motion was made by Board Member Frato, seconded by Board Member Klimas to approve vouchers.

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

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