

Branchville Planning & Zoning Board Minutes

October 11, 2023

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

Also present: 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. The 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.

Board Member Steve Worthington was sworn in by Chairman Mr. Clune.

Approval of minutes: A motion was made by Board Member Frato, seconded by Board Member Whitesell to approve the minutes for April 12, 2023.

Roll Call Vote: Aye: Clune, Whitesell, Frato, Horjus, Sutton, Bathgate, Whitehead and Worthington. Nay: None
Absent: Bansemer, Klimas and Smith. Abstain: None

Informal: Chris Hanlon and Kelly McSpirit are interested in purchasing the Lovenberg Garage, located at 37 Broad Street, Lot Block 201/1. They are the owners of Lake Management Sciences and are interested in moving the business to Branchville. They are an environmental firm specializing in the management and control of aquatic weeds and algae in lakes, ponds and watershed throughout NJ, PA and NY. The commercial use would be storage only, no retail. No outside storage. Looking to replace same size signage as currently there with a 32 square foot limit. A change of use is approved by the board.

Roll Call Vote: Aye: Clune, Whitesell, Frato, Horjus, Sutton, Bathgate, Whitehead and Worthington. Nay: None
Absent: Bansemer, Klimas and Smith. Abstain: None

Vouchers: Motion was made by Board Member Whitehead, seconded by Board Member Horjus to pay vouchers.

Roll Call Vote: Aye: Clune, Whitesell, Frato, Horjus, Sutton, Bathgate, Whitehead and Worthington. Nay: None
Absent: Bansemer, Klimas and Smith. Abstain: None

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