

Branchville Planning & Zoning Board Minutes

March 13, 2024

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

Also present: Cory Stoner from Harold Pellow and Associates and Matt Lynch from Dolan & Dolan.

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 Phil Horjus was sworn in by Attorney Matt Lynch.

Approval of minutes: A motion was made by Board Member Whitehead, seconded by Board Member Sutton to approve the minutes for January 10, 2024.

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

Application for Kyle Orr, 14 Main Street Branchville NJ. Present were Kyle Orr and David Wright, landscaper. Mr. Orr would like to put in a pavilion, freestanding fireplace, and an outdoor kitchen. He would like to merge the residential lot being Block 301, Lot 25 with the non-conforming lot being Block 301, Lot 27.02 to form a single lot.

David Wright was sworn in by Attorney Matt Lynch and reviewed the plans for the pavilion, freestanding fireplace, and kitchen. He also reviewed plans for landscaping.

Cory Stoner reviewed the completeness report from Pellow and Associates. Waivers were reviewed and deed change is a condition of approval.

A motion was made by Board Member Bathgate, seconded by Board Member Frato to deem completeness of the application with waivers required.

Applicant Kyle Orr was sworn in by Attorney Matt Lynch and discussed his intentions with the property. Variances required were reviewed by Cory Stoner. Lots are required to be combined and to clean up all non-conforming on the lots. Electricity to the pavilion will be added and there is an existing water source on site. Clean up all non-confirming on lots.

Open to the public. No comments.

A motion was made by Board Member Frato, seconded by Board Member Whitehead to close.

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

A motion was made by Board Member Bathgate, second by Board Member Sutton to approve all variances required and to allow the applicant to start work while the resolution is being prepared.

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

Cory Stoner added that before the CO is issued, that the new deeds need to be filed.

Informal: Frank Aadahl, owner of 1 Price Street, Branchville would like to screen in part of the porch. He was sworn in by Attorney Matt Lynch.

Going through records of the property, no variance was ever given for setbacks by the previous owner.

A motion was made by Board Member Frato, seconded by Board Member Smith to allow Mr. Aasahl to proceed.

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

A new checklist for application was introduced for Planning/Zoning Board use.

A Motion was made Board Member Sutton, seconded by Board Member Whithead to adopt the new checklist.

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

A motion was made by Board Member Smith, seconded by Board Member Horjus to approve vouchers for payment.

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

Doug Kilpatrick, property owner of 2 Kemah Lake Road is now in violation of his resolution adopted September 14, 2022. He was to take down the house within one year. He approached the board asking for an extension for another year. A notice and 200ft property list was provided to him but he never followed through. A call is to go to Mr. Kilpatrick about this matter and to have rectified. He will be required to come back in to have the resolution amended or he will be in violation of the resolution and be issued a fine.

Board Member Keith Whitehead talked about the electric vehicle chargers that are being installed in residents homes. He would like the Fire Department notified each time an electrical permit is pulled for an installation.

This way the fire department, when notified of a fire will know if an electric charger is in the home and dispatch extra water to handle the service. Mike Clune indicated he was going to put an article in the Gazette.

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