

LAND USE BOARD MINUTES
February 26, 2014

The Tewksbury Township Land Use Board met in a regularly scheduled meeting on the above date in the Old Turnpike School, 171 Old Turnpike Road, Califon, New Jersey. The meeting was called to order at 7:32 p.m.

Present: Blake Johnstone, Mary Elizabeth Baird, Shaun Van Doren, Dana Desiderio, Bruce Mackie, Elizabeth Devlin, Michael Moriarty, Shirley Czajkowski, Kurt Rahenkamp, Alt. #3 and David Larsen, Alt. #4.

Also present: Daniel Bernstein, Land Use Board Attorney, William Burr, Land Use Board Engineer, Chuck McGroarty, Planner, Hank Menkes, RF Engineer and Shana Goodchild, Land Use Administrator.

Absent: Ed Kerwin, Robert Becker, Alt. #1 and Ed D'Armiento, Alt. #2

There were approximately seventy-five (75) people in the audience.

OPEN PUBLIC MEETING ACT STATEMENT

Mr. Johnstone opened the meeting by announcing that adequate notice of the meeting had been provided by posting a copy thereof on the Police/Administration Building bulletin board, faxing a copy to the Hunterdon Review and the Hunterdon County Democrat, and filing with the Municipal Clerk, all on February 11, 2014.

PLEDGE OF ALLEGIANCE

Those present stood and pledged allegiance to the American flag.

CLAIMS

Mr. Johnstone asked the Board if there were any questions or comments regarding the following claims to which the response was negative. Ms. Desiderio made a motion to approve the claims listed below and Mr. Van Doren seconded the motion. The motion carried by the following roll call vote:

1. Bernstein & Hoffman – Land Use Board Escrow – Beatrice Harper Snyder Revocable Trust (B11, L8.04), invoice dated February 10, 2014 (\$255.00)
2. Maser Consulting – Land Use Board Escrow – Stavola Quarries (B44, L24), invoice #226874 (\$260.00)
3. Maser Consulting – Land Use Board Escrow – JUJ 1944 Trust (B43, L4), invoice #226875 (\$390.00)
4. Maser Consulting – Land Use Board Escrow – Beatrice Snyder (B11, L8.04), invoice #226878 (\$130.00)
5. Maser Consulting – Land Use Board Escrow – Fraser (B16, L12.03), invoice #226879 (\$260.00)
6. Maser Consulting – Land Use Board Escrow – Hannon (B32.01, L3), invoice #226876 (\$422.50)

7. Maser Consulting – Land Use Board Escrow – Cellco Partnership/Verizon (B44, L26), invoice #226877 (\$715.00)
8. Suburban Consulting Engineers – Land Use Board Inspection – Lanesley Partners (B32, L7), invoice #000000021815 (\$294.25)
9. Suburban Consulting Engineers – Land Use Board Inspection – Oldwick Animal Hospital (B45, L28), invoice #000000021836 (\$160.50)

Roll Call Vote:

Those in Favor: Mrs. Baird, Mr. Van Doren, Ms. Desiderio, Mr. Mackie, Mrs. Devlin, Mrs. Czajkowski, Mr. Moriarty, Mr. Larsen and Mr. Johnstone

Those Opposed: None

Abstentions: Mr. Rahenkamp

CORRESPONDENCE

A motion was made by Mrs. Baird and seconded by Ms. Desiderio acknowledging receipt of the following item of correspondence. All were in favor.

1. NJ Planner November/December 2013 from the NJ Planning Officials.
2. A letter dated January 8, 2014 from Gregory Meese extending the action time for the Land Use Board re: Appl. No. 13-03, Block 44, Lot 26, Cellco/Verizon, 19 King Street.
3. Information from the Hunterdon County Planning Board re: 2014 Awards Event.
4. A letter dated January 23, 2014 from Daniel Bernstein to Gregory Meese re: Cellco Partnership d/b/a Verizon – 19 King Street, Block 44, Lot 26, Appl. No. 13-03.
5. A letter dated January 24, 2014 from Gregory Meese submitting revised site plan exhibits and photo-simulations of silo re: Appl. No. 13-03, Block 44, Lot 26, Cellco/Verizon, 19 King Street.
6. A letter dated January 28, 2014 from Daniel Bernstein to Gregory Meese re: Cellco Partnership d/b/a Verizon – 19 King Street, Block 44, Lot 26, Appl. No. 13-03.
7. A letter dated January 28, 2014 from Gregory Meese re: Appl. No. 13-03, Block 44, Lot 26, Cellco/Verizon, 19 King Street.
8. A letter dated January 29, 2014 from Daniel Bernstein to Gregory Meese re: Cellco Partnership d/b/a Verizon – 19 King Street, Block 44, Lot 26, Appl. No. 13-03.
9. A letter dated January 31, 2014 from William Burr re: Cellco Partnership d/b/a Verizon – 19 King Street, Block 44, Lot 26, Appl. No. 13-03.
10. A letter dated February 17, 2014 from Chris Teasdale, Environmental Commission Chairman re: Cellco Partnership Revised Site Plan of Silo Compound.

11. A copy of a letter dated February 10, 2014 from Chris Teasdale, Environmental Commission Chairman to Mayor Shaun Van Doren and the Township Committee re: Alternate Placement of Cell Tower.
12. A letter dated February 25, 2014 from the Tewksbury Township Historic Preservation Commission re: Appl. No. 13-03, Cellco Partnership, proposed wireless communication tower, 19 King Street, Block 44, Lot 26.

MINUTES

- October 2, 2013

The minutes of October 2, 2013 were approved with minor corrections submitted by Mr. Van Doren by Mrs. Baird and seconded by Mrs. Devlin. All were in favor. Ms. Desiderio and Mr. Moriarty abstained.

- November 6, 2013

The minutes of November 6, 2013 were approved as submitted by Ms. Desiderio and seconded by Mrs. Czajkowski. All were in favor. Mr. Van Doren and Mr. Moriarty abstained.

- November 20, 2013

The minutes of November 20, 2013 were approved as submitted by Mrs. Baird and seconded by Mrs. Devlin. All were in favor. Mr. Johnston, Mr. Van Doren, Ms. Desiderio, Mrs. Devlin and Mr. D'Armiento abstained.

- November 20, 2013 – Executive Session

The Executive Session minutes of November 20, 2013 were approved as submitted by Mrs. Baird and seconded by Mr. Mackie. All were in favor. Mr. Johnston, Mr. Van Doren, Ms. Desiderio, Mrs. Devlin and Mr. D'Armiento abstained.

- December 4, 2013

The minutes of December 4, 2013 were approved as submitted by Mr. Van Doren and seconded by Mrs. Baird. All were in favor. Ms. Desiderio abstained.

ORDINANCE REPORT

Mr. Mackie reported on an ordinance from Chester Township regarding Highlands Exemptions and passed it on to Ms. Goodchild for review.

PUBLIC PARTICIPATION

Mr. Johnstone asked the public if there were any questions or comments regarding anything not on the agenda. There being no comments or questions, Mr. Johnstone closed the public participation portion of the meeting.

PUBLIC HEARINGS

Mr. Van Doren and Ms. Desiderio were recused from the hearing since the applicaiton is a use variance.

- Cellco Partnership d/b/a Verizon Wireless & Global Tower

Appl. No. 13-03
Block 44, Lot 26
Conditional Use, Site Plan and Variance (Use variance due to deviation from
condition use standards)
Action Deadline – 3/31/14

SEE TRANSCRIPT

The next public hearing was scheduled for March 19, 2014 at 7:30 p.m. at the Tewksbury Elementary School, 109 Fairmount Road East, Califon, NJ. No new notice is required.

Mr. Van Doren returned to the meeting table at the conclusion of the hearing.

BOARD DISCUSSION/ACTION ITEMS

- Escrow Closings
 1. McLane - \$100.00
 2. Van Doren - \$100.00
 3. Glasgow - \$7.78

Mrs. Baird made a motion to approve the closing of the above referenced escrows. Mr. Johnstone seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Mrs. Baird, Mr. Mackie, Mrs. Devlin, Mrs. Czajkowski and Mr. Moriarty

Those Opposed: None

Abstained: Mr. Van Doren and Mr. Rahenkamp

ADJOURNMENT

There being no further business, the meeting adjourned at 10:00 p.m. by motion of Mrs. Baird and seconded by Mr. Moriarty.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator

