

**LAND USE BOARD MINUTES**  
**May 7, 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 7:30 p.m.

Present: Blake Johnstone, Mary Elizabeth Baird, Shaun Van Doren, Bruce Mackie, Elizabeth Devlin, Michael Moriarty, Shirley Czajkowski, Robert Becker, Alt. #1, Ed D'Armiento, Alt. #2, 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: Dana Desiderio and Ed Kerwin

There were approximately fifty (50) 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 March 19, 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. Mr. Van Doren made a motion to approve the claims listed below and Mrs. Baird seconded the motion. The motion carried by the following roll call vote:

**CLAIMS**

1. Bernstein & Hoffman – Attendance at 4-16-14 Land Use Board meeting – invoice dated April 17, 2014 (\$450.00)
2. Bernstein & Hoffman – Land Use Board Escrow – Roddy (B33, L7.19), invoice dated April 16, 2014 (\$637.50)
3. Bernstein & Hoffman – Land Use Board Escrow – Sargent (B38, L3.04), invoice dated April 28, 2014 (\$150.00)
4. Maser Consulting – Land Use Board Escrow – Stavola Quarries (B44, L24), invoice #233807 (\$65.00)
5. Maser Consulting – Land Use Board Escrow – JUJ 1944 Trust (B43, L4), invoice #233948 (\$520.00)

6. Maser Consulting – Land Use Board Escrow – Sprint Spectrum (B11, L38.01), invoice #233808 (\$325.00)
7. Maser Consulting – Land Use Board Escrow – Fraser (B16, L12.03), invoice #233949 (\$162.50)
8. Maser Consulting – Land Use Board Escrow – Roddy (B33, L7.19), invoice #233950 (\$905.00)
9. Suburban Consulting Engineers – Land Use Board Inspection – Oldwick Animal Hospital (B45, L28), invoice #000000022133 (\$134.24)

Roll Call Vote:

Those in Favor: Mrs. Baird, Mr. Van Doren, Mr. Mackie, Mrs. Devlin, Mrs. Czajkowski, Mr. Moriarty, Mr. Becker, Mr. D’Armiento, Mr. Rahenkamp, Mr. Larsen and Mr. Johnstone

Those Opposed: None

**CORRESPONDENCE**

A motion was made by Mrs. Devlin and seconded by Mr. Van Doren acknowledging receipt of the following item of correspondence. All were in favor.

1. A letter dated April 10, 2014 from William Farrell, Secretary of the Oldwick Fire Company re: support of Hunterdon County Communications repeater on the proposed Oldwick cell tower (Cellco Partnership d/b/a Verizon – 19 King Street.
2. A letter dated May 1, 2014 to Gregory Meese from Shana L. Goodchild re: Appl. No. 13-03, Block 44, Lot 26, Cellco/Verizon, 19 King Street.
3. A copy of a letter dated April 11, 2014 from Margaret Nordstrom, Acting Executive Director of the Highlands Council re: the second round of training sessions for Highlands Area Delegated Exemption Certification Program.

**ORDINANCE REPORT**

Mr. Mackie had no ordinances to report on.

**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.

**BOARD DISCUSSION/ACTION ITEM**

- Escrow Closings
  1. NJ Conservation Foundation - \$173.90

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

Roll Call Vote:

Those in Favor: Mrs. Baird, Mr. Van Doren, Mr. Mackie, Mrs. Devlin, Mrs. Czajkowski, Mr. Moriarty, Mr. Becker, Mr. D'Armiento, Mr. Rahenkamp, Mr. Larsen and Mr. Johnstone

Those Opposed: None

### **PUBLIC HEARING**

Mr. Van Doren was recused from the hearing since the application 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 – 5/31/14**

### **SEE TRANSCRIPT**

The next public hearing was scheduled for July 16, 2014 at 7:30 p.m. at the Old Turnpike School, 171 Old Turnpike Road, Califon, NJ. No new notice is required.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 10:12 p.m. by motion of Mr. Becker and seconded by Mr. Moriarty.

Respectfully submitted,

Shana L. Goodchild  
Land Use Administrator