

#16-001 Princeton Blairstown Camp, Block 401, Lots 7 & 8-Hearing

Ms. Gold recused herself and sat in the audience. William Gold, Esq. was present on behalf of the Applicant. Also present Jody Zengulis who was sworn in. Attorney Gold gave a brief overview that the Camp is a Conditional Use and he reviewed their variance/site plan application for a carport and a sign. He stated that he does not feel that a variance will be required for the carport; however, a variance will be required for the proposed sign.

Mr. Zengulis addressed the Camp operations and Attorney Gold stated that he can demonstrate that the Camp still meets the conditions of a Conditional Use. Attorney Gavan stated that the Board can take judicial notice that the Camp still meets the conditions of the Conditional Use. The following was submitted and marked as an Exhibit:

A-1 Survey Drawing, dated 3/22/16

Attorney Gold stated that they are proposing to place the carport behind the rear of the house. The Board reviewed the matter and the setback requirements. Board Attorney Gavan suggested that the proposed carport be placed at least 5 feet behind the rear of the existing house. The following was submitted and marked as an Exhibit:

A-2 Proposed Front Entrance Sign

Mr. Zengulis addressed the existing sign and its location along with the proposed stone sign. He stated that they may place a solar ground mounted light to light the proposed sign. Board Attorney Gavan reviewed the proposal and the possible conditions of an approval. The Applicants stated that they may enclose the carport in the future, which may turn it into a garage. It was stated that there will be no electricity in the future garage. Attorney Gold stated that they will merge the subject lot into the camp lot. Board Engineer Rodman suggested that revised drawings be submitted to address the revisions proposed by the Applicant.

Mr. Lovell made the motion to grant the variance and minor site plan approval for the carport/garage and the sign as discussed this evening. Motion seconded by Mayor Perry. In a roll call vote, all were in favor.

Ms. Gold resumed her position on the Board.

OTHER BUSINESS**Affordable Housing Update**

Mayor Perry updated the Board on the proposed bill in regards to Affordable Housing Fees.

CORRESPONDENCE:**12-09-16 Verizon, Re: Small Network Nodes**

The Board discussed the letter received by the Township in regards to Verizon and small network nodes. The Board discussed: the lack of co-location could mean more poles being installed as more carriers want to do the same thing, noise generated from the equipment (especially in the evening and as they age), they are not esthetically visually pleasing, and the agreement is loose and there seems to be a lack of control. Board Engineer Rodman stated that he can email out to the Board Members, the compiled information that he has, regarding this matter. Mayor Perry also addressed the issue. It was noted that the Township may want to approve every installation. Several other Townships are also holding presentations on this matter. The Board discussed possible regulations and a concern was raised over exposure to RF fields with the equipment being lower to the ground. The Board discussed limitations on there being no more than one node per property or no closer than X feet. There also was a question of whether there will be any State regulations and if the County could or would grant approvals on their roads. There are many technical matters to be addressed before an Ordinance could be crafted and it was questioned what resources may be available online. It was noted that the acoustic noise level can be a major issue in quiet towns especially at night. There was a question on the changes in technology and whether cell towers are on the way out. Questions were asked about what happens to the equipment at the end of their life, the maintenance of equipment, benefits to the Township, charging for real property, franchise tax monies, and state taxes as a stream of revenue. It was agreed not to rush into anything, to move slowly, and to not grant any approvals. This will allow for the evaluation of the technical, zoning, and financial implications

Mr. McKim made the motion to formally recommend to the Township Committee to move slowly on the matter and not grant any approvals. This will allow the Township time to learn about the technical, financial, and zoning implications. Motion seconded by

Mr. Lovell. Discussion on the motion: underground utilities and the lack of poles was discussed. It was suggested to also add "legal implications" to the motion. In a voice vote, all were in favor.

BILLS: The following vouchers were submitted for payment:

NJPO	185.00
Rodman - Princeton/Blairstown Camp	317.50
Rodman - General	63.50

Chairman Ribitzki made the motion to approve the vouchers. Motion seconded Mr. Lovell. In a roll call vote, all were in favor.

OPEN TO THE PUBLIC:

The meeting was opened to the public. with there being no public present, the meeting was closed to the public.

ADJOURNMENT:

In a motion made and seconded, the meeting adjourned at 9:27 p.m. All were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
2/7/17