

**BOROUGH OF BLOOMSBURY  
PLANNING BOARD  
REORGANIZATION MEETING MINUTES  
JANUARY 15, 2019**

The reorganization meeting of the Bloomsbury Planning Board was held on January 15, 2019 at the Bloomsbury Borough Hall, 91 Brunswick Avenue, Bloomsbury, New Jersey 08804. The meeting was called to order at 7:45 p.m. by the reading of the Sunshine Law by Tom Reilly.

As required by the Open Public Meetings Act of 1975, adequate notice of this meeting was provided on March 1, 2018 by the publication of said notice in the Hunterdon County Democrat and the posting of said notice in the Municipal Building on the same date.

**ROLL CALL:**

Todd Dangelo	Ryan Smith - excused
Matt Korbobo	Michele Stiehler - excused
Martha Tersigni, Mayor	Tom Reilly
Karen Murray	Robert Waterson - excused
Steve Gruenberg, Attorney	

Flag Salute

**2019 REORGANIZATION**

**OATH OF OFFICE**

Mr. Gruenberg administered the Oath of Office to Todd Dangelo prior to the start of the meeting.

**NOMINATIONS:**

Mr. Gruenberg requested nominations for Planning Board Chairman.

Mrs. Murray moved the Board appoint Tom Reilly as Chair; seconded by Mr. Korbobo. No further nominations were received. Mrs. Murray moved the Board close nominations; seconded by Mr. Dangelo. All ayes. Motion carried.

ROLL CALL VOTE: Dangelo-aye; Korbobo-aye; Tersigni-aye; Murray-aye. Motion carried.

Mr. Gruenberg asked for nominations for Planning Board Vice-Chair.

Mrs. Murray moved the Board appoint Rob Waterson as Vice Chair; seconded by Mr. Korbobo. No further nominations were received. Mrs. Murray moved the Board close nominations; seconded by Mr. Dangelo. All ayes. Motion carried.

ROLL CALL VOTE: Dangelo-aye; Korbobo-aye; Reilly-aye; Tersigni-aye; Murray-aye. Motion carried.

## **RESOLUTION # 01-19 – 2019 MEETING DATES**

**WHEREAS**, the Senate and General Assembly of the State of New Jersey have enacted an Act concerning meeting of certain public bodies known as the Open Public Meetings act, approved, October 21, 1975, as Chapter 231, P.L. 1975, effective 90 days after enactment, to wit, on or about January 19, 1976,

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Bloomsbury as follows:

1. The regular meetings of the Borough of Bloomsbury Planning Board shall be held on the third Tuesday of every month during the calendar year of 2019. Meetings shall be held in the Municipal Building, 91 Brunswick Ave., Bloomsbury, NJ at 7:30 PM.
2. Notice of such annual schedule of regular meeting of the Planning Board or any revised schedule thereof, as well as advance written notice of any regular, special or rescheduled meeting of the Board shall be prominently posted at the Municipal Building, published in the Hunterdon County Democrat and shall be on file with the Board Secretary.

### **REGULAR MEETING SCHEDULE**

February 19, 2019

March 19, 2019

April 16, 2019

May 21, 2019

June 18, 2019

July 16, 2019

August 20, 2019

September 17, 2019

October 15, 2019

November 19, 2019

December 17, 2019

First Meeting of 2020 and annual re-organization - January 21, 2020

Mrs. Murray moved the Board adopt Resolution # 01-19; seconded by Mrs. Tersigni.

ROLL CALL VOTE: Dangelo-aye; Korbobo-aye; Reilly-aye; Tersigni-aye; Murray-aye. Motion carried.

## **RESOLUTION # 02-19 - DESIGNATION OF OFFICIAL NEWSPAPERS**

**BE IT HEREBY RESOLVED**, by the Planning Board of the Borough of Bloomsbury that the Hunterdon County Democrat shall be designated as the official newspaper of the Planning Board, wherein all legal advertising of the Board shall be placed. The Express Times shall be designated as the first alternative and the Courier News shall be designated as the second alternative.

Mrs. Tersigni moved the Board adopt Resolution # 02-19; seconded by Mr. Korbobo.

ROLL CALL VOTE: Dangelo-aye; Korbobo-aye; Reilly-aye; Tersigni-aye; Murray-aye. Motion carried.

**RESOLUTION # 03-19 - RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT WITH CERTAIN PLANNING BOARD PROFESSIONALS**

**WHEREAS**, the Borough of Bloomsbury Planning Board requires the services of an engineer and attorney; and

**WHEREAS**, funds are available in the 2019 municipal budget for the Borough of Bloomsbury Planning Board expenses; and,

**WHEREAS**, C. Richard Roseberry, P.E., P.P., C.M.E, of Maser Consulting is a duly qualified licensed engineer of the State of New Jersey; and

**WHEREAS**, Steven P. Gruenberg, Esq., of Scholl, Whittlesey & Gruenberg, LLC, is a duly licensed attorney of the State of New Jersey; and

**WHEREAS**, Joanna Slagle of Banisch Associates, Inc., is a duly licensed planner of the State of New Jersey, and

**WHEREAS**, the Board members are desirous of retaining the services of the aforementioned individuals;

**WHEREAS**, the Chief Finance Officer has certified that the contracts (recited below) with , C. Richard Roseberry, P.E., P.P., C.M.E, of Maser Consulting, Steven P. Gruenberg, Esq., of Scholl, Whittlesey & Gruenberg, LLC, and Joanna Slagle, of Banisch Associates, Inc, may exceed \$17,500 in value, and such parties have furnished to the Borough of Bloomsbury (or will furnish to the Borough of Bloomsbury prior to the effectiveness of an award of contract with them) a Business Entity Disclosure Certification certifying that their entity has not made any reportable contributions under the New Jersey Local Pay-To-Play Law (N.J.S.A. 19:4A-20.4 et seq.) and that they will not, during the term of their contract make any political contribution so reportable; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1et seq.) requires a resolution authorizing the award of contracts for Professional services without competitive bidding must be advertised,

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Bloomsbury, County of Hunterdon, State of New Jersey as follows:

1. That the Chairman and Secretary of the Borough of Bloomsbury are hereby authorized and directed to execute contracts with the following all being for a period of one year, ending on December 31, 2019, contingent upon receipt from each of the following where the contract may exceed \$17,500 of a Business Entity Certification certifying that their entity has not made any reportable contributions under the New Jersey Local Pay-To-Play Law (N.J.S.A. 19:4A-20.4 et seq.) and that they will not, during the term of their contract make any political contributions so reportable:

C. Richard Roseberry, P.E., P.P., C.M.E, of Maser Consulting is appointed Planning Board Engineer for the calendar year 2019.

Steven P. Gruenberg, Esq., of Scholl, Whittlesey & Gruenberg, LLC, is appointed Planning Board Attorney for the calendar year of 2019.

Joanna Slagle, of Banisch Associates, Inc, is appointed Borough Planner for the calendar year of 2019.

2. These contracts are awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5-(1) (a) of the Local Public Contracts Law.
3. This resolution shall be published once in the Hunterdon County Democrat.
4. Copies of said professional agreements shall be maintained in the municipal offices of the Borough.

Mrs. Tersigni moved the Board adopt Resolution # 03-19; seconded by Mrs. Murray.

ROLL CALL VOTE: Dangelo-aye; Korbobo-aye; Reilly-aye; Tersigni-aye; Murray-aye. Motion carried.

## **REGULAR MEETING**

### **APPROVAL OF BILL LIST**

Mrs. Tersigni moved the Board approve the bill list of January 15, 2019, provided funds are available; seconded by Mrs. Murray.

ROLL CALL VOTE: Dangelo-aye; Korbobo-aye; Reilly-aye; Tersigni-aye; Murray-aye. Motion carried.

### **APPROVAL OF MINUTES**

Mrs. Tersigni moved the Board approve the regular meeting minutes of December 18, 2018; seconded by Mr. Korbobo. All ayes. Motion carried.

### **ESCROW REPORT**

The Board reviewed the January Escrow Report.

## **ZONING REPORT**

The Board accepted the January Zoning Report.

## **OLD BUSINESS**

No old business was discussed.

## **NEW BUSINESS**

VARIANCE APPLICATION – Completeness Determination – Block 20; Lot 7 – 101 Brunswick Avenue – Emma Canny

Michael S. Selvaggi, Esq. appeared on behalf of the applicant.

The Board reviewed the Memo from Borough Engineer, Rick Roseberry dated December 28, 2018 and his opinion that the application can be deemed complete as submitted.

Mrs. Tersigni made a motion to deem the application complete; seconded by Mr. Dangelo. ROLL CALL VOTE: Dangelo-aye; Korbobo-aye; Reilly-aye; Tersigni-aye; Murray-aye. Motion carried.

Mr. Gruenberg stated that he has discussed the Notice of Hearing provided by Mr. Selvaggi. He explained that the notice says the side yard setback is 20' when it is actually 5'. He said that although this is an error, the notice does correctly state the setbacks which are being requested and therefore he believes that the Board has jurisdiction to proceed.

Mrs. Tersigni made a motion to move forward with the public hearing; seconded by Mrs. Murray. All ayes. Motion carried.

Emma Canny was sworn in by Mr. Gruenberg.

Ms. Canny testified that she purchased the house over a year ago and has been doing renovations to the home. She stated that she had a new septic system put in which required a temporary driveway of stone be installed for the equipment. She testified that she would like construct a permanent driveway on the side of the house so that she can get cars off the street during the snow events noting that the road is narrow in that area and the firehouse is nearby.

Paul Ferriero was sworn in by Mr. Gruenberg.

Mr. Ferriero testified that he has a Bachelor of Science from US Military Academy and has been a licensed Engineer in the State of New Jersey since 1988 and a Licensed Planner in the State of New Jersey since 1989. He has testified before more than 100 different Boards. The Board accepted Mr. Ferriero as an expert in Engineering and Planning.

Mr. Ferriero reviewed a driveway plan dated October 29, 2018 with the Board. He testified that current lot coverage is 25.6% where 20% is allowed. The applicant has removed existing items such as sidewalk to decrease impervious coverage and total impervious coverage with the new driveway installed would be 27.6%, or an increase of 1%.

Mr. Roseberry's memo of December 28, 2018 was marked exhibit A-1.

Mr. Ferriero testified the requested side yard setback of 0 feet where 5' is required. He testified that there are no easements affecting the property which would prevent the driveway from being installed. He stated that the front sidewalk would be no more than 8 degree pitch as it crosses the property and driveway. Discussion followed.

Mr. Ferriero stated that they are requesting 4 Variances as follows:

- Impervious coverage of 27.6% where 20 is permitted.
- Side yard setback of 0' where 5 is required.
- Modification of slope in the front yard sidewalk
- Regarding Zoning Section 270-134 – there will be no turn around in the driveway.

Mr. Ferriero testified that that the Board can justify a C-1 Hardship to the size and constraints of the lot and slope off the road. He added that a C-2 argument can also be made as this will get two cars off the road and that the benefits outweigh the negatives. He stated that there is no detriment to the zone plan or the neighborhood.

Applicant agrees that as a condition of approval she will comply in all respects with Mr. Roseberry's Memo.

Applicant agrees to have plans updated and corrected as a condition of approval. Discussion followed.

Mrs. Murray made a motion to close the public hearing; seconded by Mrs. Tersigni. All ayes. Motion carried

Mrs. Tersigni made a motion to grant the variances as outlined by Mr. Gruenberg; seconded by Mrs. Murray.

ROLL CALL VOTE: Dangelo-aye; Korbobo-aye; Reilly-aye; Tersigni-aye; Murray-aye. Motion carried

### **CORRESPONDENCE**

#### **NEW JERSEY PLANNER – 2019 MEMBERSHIP RENEWAL**

Mr. Reilly stated that the Board will hold consideration of renewal until the next meeting.

### **OPEN TO THE PUBLIC**

No comment.

### **ADJOURNMENT**

There being no further business, a motion to adjourn the meeting was made by Mrs. Murray; seconded by Mrs. Tersigni. All ayes motion carried. Meeting adjourned at 8:44 PM.

Respectfully submitted,

Lisa A. Burd Reindel  
Planning Board Secretary