

**BOROUGH OF TUCKERTON LAND USE BOARD**  
**March 15, 2018**

In accordance with the provisions of the Open Public Meetings Act, Calvin Morey opened the meeting of the Tuckerton Land Use Board on Thursday, March 15, 2018, at 7:00 p.m. in the Tuckerton Borough Hall.

**FLAG SALUTE:** Calvin Morey led the flag salute.

**SUNSHINE STATEMENT:** Carol Sceurman read the provisions of the Open Public Meetings Act.

**ROLL CALL:**

The members of the Land Use Board in attendance were Mayor Susan Marshall, James McAndrew, Keith Vreeland, Joan Rosenberg, Greg Brojack, Tom Hennaut, and Calvin Morey.

Peter Gioiello, Robert Rue, Rich Brady, and Wayne Tonnesen were absent.

**MINUTES:**

A motion was made by Tom McAndrew to accept the minutes of the February 15, 2018 meeting as written. Keith Vreeland seconded the motion. On roll call, all voted yes. The motion was carried.

**INVOICES**

**Woodland, McCoy & Shinn totaling \$2,300.00**

3/6/18	(63789)	Yellowbrook Development / B 49, Multi	950.00
3/6/18	(63790)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	100.00
3/6/18	(63691)	General Board Representation-February 2018	1,250.00

A motion was made by Jim McAndrew and seconded by Keith Vreeland to approve the payment of bills on the availability of funds. On roll call vote, all members agreed. The motion was carried.

**CORRESPONDENCE**

3/5/18 from Crest Engineering Assoc., Inc. re: Treatment Work Approval Permit Application for Lot 5, Block 49

**NEW BUSINESS**

**Review of legislation regarding Landmarks Commission transferring to the Tuckerton Historic Commission**

Calvin Morey gave a history regarding the Tuckerton Landmarks Commission. When he was chairman of the Planning Board, the outside of commercial buildings were not being maintained because by ordinance, they would have to come before the Planning Board. At first the change met with opposition, but it was changed allowing businesses to come before the Landmarks Commission for review as long as the footprint of the building was not changed or any structural changes added. He would like that to continue.

Mr. Vreeland said, looking at our current ordinances, there are two sections, one under Land Use Board and the other under Landmarks Commission. They both clearly state paint and ordinary maintenance is under the Landmarks Commission's purview. The reason for this legislation is to come into compliance with CLG (Certified Local Government), making it more of a historical commission, enabling them to apply for grants through the state and federal government. The grant monies would enable the borough to hire a historical architect to help us update the original Landmarks District created in the 80's, which is lacking a lot of structures and sites.

We met with Beach Haven and went through their ordinance as a guideline. Portions that did not apply to Tuckerton were removed and items that needed discussion were highlighted such as determining the number of members and if they need to be Tuckerton residents. Jack Mallon noted the scale that is required for drawings is 30 foot minimum, so we will change it to 30 feet vs. the 20 feet in their ordinance. Zoning Officer and/or Building Official will determine if an Application of Appropriateness is complete, not the Administrative Officer.

The newly created "Historic Preservation Advisory Commission" would be advisory to the Land Use Board. There is a liaison person that would be a member of the Land Use Board that would attend their meetings to report back to the Land Use Board. They would not have a vote.

The commission would still do "Certificates of Appropriateness." However, if someone applies for the permit to demolish a building in the Historic District, it has to be falling down or a danger to the neighborhood for the Zoning Officer to grant them a permit; otherwise they have a 12-month waiting period before they can demolish the building. During that time, someone may be interested in purchasing the building and restoring it or the town may offer suggestions to help the property owner out.

Joan Rosenberg asked who would do the mapping. Mr. Vreeland said ideally, a design professional, paid for by a grant.

Calvin Morey questioned the portion stating a resident may apply to the borough for financial assistance, tax relief or low interest loan. Mr. Vreeland said once the commission is CLG certified, we would be able to help homeowners apply for grants or low-interest loans from the state and federal government. He would have the wording changed to make that clear.

Mr. McAndrew asked if this will be an ordinance. Mr. Vreeland said it would, but this is just the first pass. Before it goes to the Mayor and Council and back to Land Use for the final blessing, he wanted to get it cleaned up, and have Chris Connors review it.

Mr. McAndrew said we currently have maps that indicate the Historic District and proposed Historic District. There are homes outside both of those that are historic. Mr. Vreeland said we would rely on the professional architect to determine the designation and reason.

Mr. Morey asked if we could see a revised version at our next meeting. He said that was the plan.

Mayor Marshall said this is something that Landmarks has been working on for a long time. This is the first time they have gotten this far. They realize this is a big commitment and training is involved; however, this is the direction they want to go.

We have obtained ordinances from other municipalities. Mr. Vreeland said Beach Haven is not only closest in location, but also a seashore town and CLG certified. Mayor Marshall thanked Keith Vreeland, and his son, Keegan, who is a member of the Landmarks Commission, for the work put into this endeavor. Mr. Vreeland said the name had to be changed because as per state legislation, it has to be an advisory board to this board. Mr. Vreeland said the Beach Haven ordinance has a lot of similarities to the current Landmarks ordinance (Section 187), but he would like to start with a clean slate instead of trying to change our existing one, especially since it does not meet CLG criteria. However, if there is something specific mentioned in the existing ordinance, he will check into the reason.

Greg Brojack said he believes Mr. Vreeland has taken the correct approach working with a clean slate, modeled after Beach Haven since it is CLG certified. He believes after getting input from Landmarks, we should be able to put together a solid draft to present to the Mayor and Council.

Mr. McAndrew asked in regards to residential objections, how much teeth the commission would have in the Historic District. Mr. Vreeland said paint color is not regulated; however if a homeowner wants to make structural changes, they would have to go to the Historic Commission first to get a Certificate of Appropriateness before they could get a permit. Mr. McAndrew said as of March 5<sup>th</sup>, a lot of the permits prior to that date no longer exist. There is maintenance work you can now do without getting a permit that could conceivably change the structure of the building. Another issue is historic homes not located in the Historic District. Mr. Vreeland said they may be historically contributing and that is where professional expertise would come into play. This process is helping the town, as well as the homeowners of historic structures to find other avenues to make improvements.

Mr. Morey thanked Mr. Vreeland for presenting this legislation. He believed we are off to a good start. Mr. Vreeland said he will be back in April with our comments added as well as Landmarks' for review.

The meeting was opened to the public. There were no comments.

**OLD BUSINESS**

Mr. Morey asked if there was anything to report regarding the Master Plan. Mayor Marshall said she along with Council members have been working on grants. She received a memo from the Technical Team for NJDEP's "Building Ecological Solutions to Coastal Community Hazards" regarding ecologically based coastal hazard mitigation strategies, dated August 30, 2017. Under Land Use Planning and Zoning it lists, "Incorporate sea level rise and coastal ecosystem migration projections into land use planning and zoning." She will forward this to Jack Mallon and ask him if there is anything we want to add to the Master Plan. Right now houses are being raised, but from a sea standpoint we are going to be looking into shoreline protection in the South Green St. area. Little Egg Harbor is looking to do things in their Iowa Court Area.

**INFORMAL DISCUSSION**

Tom Hennaut expressed concern regarding standing water on the property opposite the old prop shop on South Green Street. Mr. McAndrew said he talked to Public Works about that and they said it was a drainage problem. It's a natural occurring problem, not created by a structure, therefore, we don't have the authority to direct them to remove the water from their lawn. There are several properties with this same problem.

Mayor Marshall informed the board she received a letter of resignation, effective immediately, from Rich Brady. He will be moving.

**ADJOURN**

There being no further business, a motion was made by Keith Vreeland, seconded by Joan Rosenberg and unanimously agreed to adjourn the meeting.

Respectfully submitted,

Carol Scurman  
Land Use Board Secretary