

**BOROUGH OF TUCKERTON LAND USE BOARD  
JANUARY 18, 2018**

In accordance with the provisions of the Open Public Meetings Act, Mayor Marshall, opened the meeting of the Tuckerton Land Use Board on Thursday, January 18, 2018, at 7:00 p.m. in the Tuckerton Borough Hall.

**FLAG SALUTE:** Mayor Marshall led the flag salute.

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

Mr. Shinn informed the Board all members have been sworn in.

**REORGANIZATION:**

A motion was made by Joan Rosenberg and seconded by Keith Vreeland to nominate Calvin Morey as Chairman of the Land Use Board. Nominations were closed. All were in favor with the exception of Calvin Morey who abstained; the motion was carried.

A motion was made by Mayor Marshall and seconded by Keith Vreeland to nominate Joan Rosenberg as Vice-Chairman of the Land Use Board. Nominations were closed. All were in favor with the exception of Joan Rosenberg who abstained; the motion was carried.

A motion was made by Jim McAndrew and seconded by Keith Vreeland to nominate Peter Gioiello as Corresponding Secretary of the Land Use Board. Nominations were closed. All were in favor with the exception of Peter Gioiello who abstained; the motion was carried.

A motion was made by Jim McAndrew and seconded by Keith Vreeland to retain the services of Carol Scurman as Recording Secretary. Nominations were closed. All were in favor; the motion was carried.

A motion was made by Jim McAndrew and seconded by Keith Vreeland to retain the services of Robert Shinn of the law firm of Woodland, McCoy and Shinn, to represent the Land Use Board. Nominations were closed. All were in favor; the motion was carried.

A motion was made by Jim McAndrew and seconded by Keith Vreeland to retain the services of John J. Mallon of the engineering firm of T & M Associates, as the Land Use Board Engineer. Nominations were closed. All were in favor; the motion was carried.

A motion was made by Keith Vreeland and seconded by Jim McAndrew to retain the services of John J. Mallon of the engineering firm of T & M Associates, as the Land Use Board Planner. Nominations were closed. All were in favor; the motion was carried.

A motion was made by Keith Vreeland and seconded by Jim McAndrew the meeting time and date would remain 7:00 pm on the third Thursday of each month with the exception of November; that meeting will be held on the second Thursday. All were in favor; the motion was carried.

A motion was made by Keith Vreeland and seconded by Jim McAndrew notices would be placed in the Tuckerton Beacon, Atlantic City Press, and Asbury Park Press. All were in favor; the motion was carried.

**ROLL CALL:**

The members of the Land Use Board in attendance were Mayor Susan Marshall, James McAndrew, Keith Vreeland, Joan Rosenberg, Greg Brojack, Peter Gioiello, Rich Brady, and Calvin Morey. Robert Rue, Tom Hennaut, and Wayne Tonnesen were absent.

Also in attendance: Robert Shinn and Jack Mallon

**MINUTES:**

A motion was made by Keith Vreeland to accept the minutes of the December 21, 2017 meeting as written. Joan Rosenberg seconded the motion. On roll call, all voted yes with the exception of Peter Gioiello and Rich Brady who abstained. The motion was carried.

**Woodland, McCoy & Shinn totaling \$1,400.00**

1/11/18 (63331)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	550.00
1/11/18 (63332)	General Board Representation-December 2017	850.00

A motion was made by James McAndrew and seconded by Keith Vreeland to pay the invoices subject to the availability of funds. All were in favor; the motion carried.

**CORRESPONDENCE**

11/13/17 from Jack Mallon regarding proposal for professional services for Land Use Board Engineer and Planner for 2018.

12/27/17 from Robert Shinn regarding proposal for professional services for Land Use Board attorney for 2018.

1/9/18 from Jack Mallon regarding Map Filing for Block 49, Lots 4, 6.01, 53, 54, 57, Provident Assoc., LLC (Yellowbrook) / Tuckerton Landings.

1/9/18 from Jack Mallon regarding Use Variance Application / Michael DePalo, Block 46 Lot 11.04.

**OLD BUSINESS**

Resolution:  
 PRELIMINARY / FINAL MAJOR SUBDIVISION  
 TUCKERTON TERRACE / CHARLES MESSANO  
 BLOCK 65 / LOT 9.01

A motion was made by Keith Vreeland and seconded by Joan Rosenberg to approve the resolution as written. On roll call vote, all eligible members voted yes. The motion was carried.

**INFORMAL DISCUSSION**

Mr. Mallon updated the Board regarding the subdivision initially called Yellowbrook. It will be officially filed as "Tuckerton Landings." Most of their improvements are in and they are just about ready to file a map. They did post security for that. They established their Homeowners Association and filed it with the state. They are now in the process of preparing their "Developers Agreement," an agreement between the developer and the borough. The final maps have been reviewed and finalized, with the drainage, water, sewer, and emergency access easements, plus an easement to the back of the borough's property. They will all be filed at the same time. After they get the Ocean County signature, Jack will send them to the borough. They will also have to post a Tax Map Maintenance Fee to be used next year when the Borough Engineer updates the Tax Maps. The homes are going to be built by Ryan Homes; there are 30 lots, 28 of which are buildable. Mrs. Rosenberg asked if there is a time limit for them to construct the homes. She was told there is not.

Mr. McAndrew said residents have been questioning the status of the DePalo Application. Mr. Shinn confirmed the application they submitted was deemed incomplete by Mr. Mallon; they were missing plans, surveys, signed Escrow Agreement and fees. Mr. Morey asked if there is any way of making them submit a complete application. Mr.

McAndrew said there was a court order to submit an application to this board in 90 days, which has passed. Mr. Mallon asked at what point the borough informs the judge he is not cooperating. Mr. McAndrew said he would discuss it with Phil Reed.

Mr. McAndrew congratulated our new officers, Calvin Morey, Joan Rosenberg, and Peter Gioiello and our new member, Rich Brady, and wished them all well.

***ADJOURN***

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

Respectfully submitted,

Carol Scurman  
Land Use Board Secretary