

TUCKERTON LAND USE BOARD

Thursday, **February 17, 2022** @7pm in Borough Hall

The following members were sworn in by the Board Attorney, Mr. Shinn, Esq.

- Mr. Rochesky

Mr. Morey called the Tuckerton Land Use Board meeting to order on Thursday, February 17, 2022 at 7pm at Borough Hall.

Open Public Meeting Act Statement

“Provisions of the Open Public Meeting Act have been complied with as notice was published in the Tuckerton Beacon and the Asbury Park Press stating the time, date and place of this meeting.”

Flag Salute

Mayor Marshall led the salute of the flag.

Roll Call

The following members of the Tuckerton Land Use Board were in attendance: Mayor Marshall, Peter Gioello, Calvin Morey, Wayne Tonnesen, Keith Vreeland, James McAndrew, Mike Durpee, Don Rochesky, Greg Brojack and Robert Rue.

Approval of Minutes

Mr. McAndrew motioned, seconded by Mr. Dupree to accept the January 2022 Land Use Board meeting minutes. It was so moved. Mayor Marshall, Mr. Vreeland, Mr. Rochesky, and Mr. Tonnesen abstained.

Invoices

WOODLAND, MC COY & SHINN - \$1,250.00

02/02/2022	69979	CORAZZA L20/B16	\$750.00
02/04/2022	69978	General Board Rep. Jan 2021	\$500.00

T&M ASSOCIATES - \$291.00

04/12/2021	SE404035	CORRAZZA B116 L20 #224	\$291.00
------------	----------	------------------------	----------

Mr. McAndrew motioned, seconded by Mr. Vreeland that the invoices be paid due to the availability of funds. It was so moved by unanimous consent of the Board.

Correspondence

Ms. Hollberg explained that there was an application for a Coastal General Permit for B112 L26 that was send to use for our file.

There was also a letter sent to use from the Ocean County Planning Board stating that some variances also need county approvals and to make sure they are getting them.

Mr. Shinn also emailed Ms. Hollberg the 2022 NJPO Winter-Spring Programs if anyone on the board has not completed the mandatory training yet, they should talk to Ms. Hollberg to get signed up for one of the courses.

New Business

Mr. Shinn introduced the resolution the Board would be voting on regarding the Corazza application. He continued that after going back and forth with the other attorneys involved he has tweaked the resolution a little. He also makes the Board aware that the applicant knows he still needs to get approvals from outside parties such as the fire department, etc.

Mr. Dupree asked about the approvals from the Department of Transportation. Mr. Shinn stated that it is up to the applicant to apply to them.

Mr. Dupree also stated that he spoke with the Fire Chief and stated that they will write a Letter of No Concern.

Mr. Rue asked about the wording of dining because he thought the only dining there was supposed to be was the stools at the counter. Mr. Shinn agreed. He also wanted to clarify that there was going to be no outdoor dining. Mr. Shinn and Mr. McAndrew agreed, stating that there will be no outdoor dining and the deck is permitted for residential use only.

Mr. McAndrew stated that this was one of the best presentations the Board has seen. And Mr. Shinn's office did a great job with the resolution.

RESOLUTION 2022-05
LAND USE BOARD OF THE BOROUGH OF TUCKERTON
COUNTY OF OCEAN, STATE OF NEW JERSEY
RE: APPLICATION FOR: MAJOR SITE PLAN WITH USE VARIANCE AND BULK VARIANCES
APPLICANT: PAPA D'S ORIGINAL LLC, C/O DOMINICK CORAZZA
LOCATION: BLOCK 16, LOT 20
ZONE: B1, VILLAGE COMMERCIAL AND HISTORIC DISTRICT OVERLAY AND TOWN CENTER
OVERLAY, TUCKERTON BOROUGH, OCEAN COUNTY

Mr. Dupree motioned, seconded by Mr. Gioello that the resolution be approved as read. It was so moved by roll call vote. Mayor Marshall, Mr. Vreeland, Mr. Tonnesen, and Mr. Rochesky abstained.

Old Business

None at this time.

Informal Discussion

None at this time.

Public Forum

Mr. Shinn stated that this will be an informal public hearing.

The neighbor Mr. Brady represented during the presentation asked a question about the indoor/outdoor dining because in the resolutions there are several spots where it states that the restaurant is take out only but then it discusses indoor dining and on the plan it shows the stools as a dining room.

Mr. Shinn stated that there was testimony as well as in the resolution that they only place there was allowed to be food consumption is at the stools. He stated that as the neighbor she is allowed to report anything more than that to the Borough.

The neighbor also stated regarding the survey that there are markers already there from a previous survey. Mr. Shinn stated that from his understanding there are 2 surveys that have different points of origin however are actually the same. Mr. Dupree agreed. The neighbor just wanted to make it clear that there are markers on the property and as long as they are followed there should not be a problem. She was concerned because on the survey submitted with the plans, there were no markers indicated so she wants to make sure that everyone is on the same page and use the markers.

Mr. Shinn stated that they will need the survey when going for a fence permit with the town and when that happens, the Board will make sure to keep her up to date.

Mr. McAndrew asked if Outdoor Dining will still be permitted. Mr. Vreeland stated that there was an ordinance adopted that states that dining establishments must get an annual permit to keep outdoor dining.

Mr. McAndrew also asked if they would be allowed to put planters out or would they have to come to the board for that. The Board did not think so. Calvin stated that they may have to go to the Historic Preservation Committee if they are in the historical district.

Adjournment

Mr. Vreeland made a motion, seconded by Mr. McAndrew to adjourn. It was so moved by unanimous consent of the Board. The meeting was adjourned at 7:18pm.

Sincerely,
Samantha Hollberg
Tuckerton Land Use Board Secretary