

BOROUGH OF TUCKERTON LAND USE BOARD
August 17, 2017

In accordance with the provisions of the Open Public Meetings Act, Chris Bethmann, Land Use Board Chairman, opened the meeting of the Tuckerton Land Use Board on Thursday, August 17, 2017, at 7:00 p.m. in the Tuckerton Borough Hall.

FLAG SALUTE: Chris Bethmann led the flag salute.

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

ROLL CALL:

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

MINUTES:

A motion was made by Tom Hennaut to approve the minutes of the June 15, 2017 meeting as written. Joan Rosenberg seconded the motion. On roll call vote, all members voted yes with the exception of Mayor Marshall and Keith Vreeland who abstained. The motion was carried.

INVOICES

T & M Associates totaling \$2,827.40

7/12/17 (SCL326005)	Charles Messano / B 65, L 9.01	1,219.88
7/12/17 (SCL326006)	OCEAN Inc. Site Plan / B 49, L 5	1,569.77
7/12/17 (SCL326007)	Lavinia Couture / B 38, L 21	37.75

Woodland, McCoy & Shinn totaling \$2,650.00

7/17/17	(62613)	Charles Messano / B 65, L 9.01	1,050.00
7/17/17	(62614)	Board Representation - June	350.00
7/17/17	(62615)	H2 Investments / B 40, L 2 & 2	500.00
7/17/17	(62616)	Lavinia Couture / B 38, L 21	150.00
8/9/17	(62737)	OCEAN Inc. Site Plan / B 49, L 5	50.00
8/9/17	(62738)	Charles Messano / B 65, L 9.01	200.00
8/9/17	(62739)	Board Represent – July	200.00
8/9/17	(62750)	H2 Investments / B 40, L 2 & 2	150.00

A motion was made by Tom Hennaut and seconded by Keith Vreeland to pay the invoices on the availability of funds. On roll-call vote all agreed. Motion was carried.

CORRESPONDENCE:

8/1/17	from Owen, Little & Assoc. re: Application for Final Water & Sanitary Sewer Approval (Preliminary Resolution Compliance), Block 49, Lot 5
8/9/17	from Michael D. Landis re: withdrawal of the Tuckerton Terrace Application

8/10/17 from Kim Dixon Environmental Consultant, LLC re: Application for a Waterfront Development Individual Permit & One Time Dredging, Block 26, Lot 3

INFORMAL DISCUSSION

Fay Kessner told the board she purchased property on Sloop Landing located in a PSC (Planned Senior Citizen) Zone, which includes Bartlett Landing. Her lot is one of three in this zone, one on Bartlett Avenue and two on Sloop Landing. The regulations in this zone are not conducive for residential use which puts a burden on her since anything she does with the property will require a variance. She asked if there is a way to rezone these lots. Jack Mallon had advised her she could either apply for a variance or ask the Council to create an exception to the zone, allowing these three lots to follow another zone's regulations. Chris Bethmann said the board does not favor spot zoning and suggested applying for a variance. If she applies for and receives a variance, no further variances would be required as long as improvements conformed with that zone. Tom Hennaut asked what her plans were for the property. She said her immediate plan is to simply fix up the existing house that suffered minor damage from Sandy; but she may want to make improvements in the future. She was advised improvements could be made without a variance if she stayed within her setbacks and did not increase her non-conformity. She could also reach out to the Construction Office to see what would be permitted. A resident commented to the board that since that property could never be developed as a PSC, it is an undue hardship on the property owner to be required to spend money on a variance to do anything with the property she owns. Ms. Kessner was asked if it was a SPC when she purchased it; she said it was. Mr. Bethmann repeated, this board does not favor spot zoning; however, the ultimate decision would come from the Council.

PUBLIC PORTION

There being no comments, it was closed.

ADJOURN

Jim McAndrew made a motion, seconded by Joan Rosenberg to adjourn. All approved; the motion was carried.

Respectfully submitted,

Carol Scurman
Land Use Board Secretary