

BOROUGH OF TUCKERTON LAND USE BOARD
August 19, 2021

In accordance with the provisions of the Open Public Meetings Act, Calvin Morey opened the meeting of the Tuckerton Land Use Board on Thursday, August 19, 2021, at 7:00 p.m. in the Tuckerton Borough Complex.

FLAG SALUTE: Calvin Morey led the flag salute.

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

ROLL CALL:

Members of the Land Use Board in attendance were Mayor Marshall, James McAndrew, Keith Vreeland, Greg Brojack, Mike Dupree, Peter Gioiello, Wayne Tonnesen and Calvin Morey. Robert Rue and Don Rocheskey were absent.

MINUTES

Jim McAndrew made a motion to accept the minutes of the July 15, 2021 meeting as written. Keith Vreeland seconded the motion. On roll call, all voted yes. The motion was carried.

INVOICES

T & M Associates totaling \$684.00

7/28/21	SE409323	General Engineering	414.00
7/28/21	SE409324	Lokal 3 Penny, LLC Wood St. B46 L3.01	270.00

Woodland, McCoy & Shinn totaling \$700.00

8/9/21	68996	General Board Representation – July	450.00
8/9/21	68997	Lokal 3 Penny, LLC Wood St. B46 L3.01	250.00

A motion was made by James 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

Notice of application was made by Matteo & Maryann Bellantoni, to the NJ DEP Land Use General Permit Authorization for Block 114, Lot 7

NEW BUSINESS - Application

LOKAL 3 PENNY, LLC
USE VARIANCE
(23 UNIT HOTEL & ACCESS DRIVE THROUGH RESIDENTIAL ZONE)
ZONE R100 / B2 (SINGLE FAMILY RESIDENTIAL /HIGHWAY BUSINESS DISTRICT)
BLOCK 46, LOT 3.01 / 322 WOOD STREET

Mr. Shinn addressed the board and public. He read into evidence the following letter from the law firm of Hyland, Levin, and Shapiro.LLP, dated August 18, 2021, addressed to Robert G. Shinn, Esq., regarding Tuckerton Land Use Board Application – Lokal 3 Penny, LLC and signed by Peter A. Chacianas:.

“As you are aware, my office represents the applicant, Lokal 3 Penny, LLC (the “Applicant”), with respect to the above-referenced application. In response to your letter dated August 16, 2021, this will confirm the Applicant’s request to have this application carried to the next regular meeting of the Tuckerton Land Use Board, scheduled for September 16, 2021 at 7:00 pm. While we will provide new notice of the rescheduled hearing date, we also request that you announce that the application is being carried at the meeting tomorrow night for anyone who received the initial notice. In connection with the above, my client hereby waives the timeframe for the Board to make its decision with respect to the application through the September 16, 2021 hearing date.”

Mr. Shinn informed the board and public, the application will not be heard because of a defect with the notice, therefore, this board does not have jurisdiction to hear it.

Mr. Shinn asked that residents refrain from contacting board members regarding this application; consider them members of a jury and a judge. They took an oath to abide by the law by listening to the facts, apply the law and decide the case. There will also be no public discussion on it tonight.

OLD BUSINESS

Keith Vreeland reported the update to the Bulkhead Ordinance was presented to the Mayor and Council. Since the second reading is before our next scheduled meeting, he will ask the secretary to email updates all members. If they have any comments, they can be sent back to the secretary, who will pass them on to Mr. Vreeland

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