

BOROUGH OF TUCKERTON LAND USE BOARD
December 17, 2020

In accordance with the provisions of the Open Public Meetings Act, Calvin Morey opened the meeting of the Tuckerton Land Use Board on Thursday, December 17, 2020, at 7:00 p.m. in the Tuckerton Borough Hall Complex.

FLAG SALUTE: Calvin Morey led the flag salute.

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

ROLL CALL:

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

MINUTES:

Keith Vreeland made a motion to accept the minutes of the November 19, 2020 meeting as written. Mayor Marshall seconded the motion. On roll call, all voted yes with the exception of Don Rocheskey who abstained. The motion was carried.

INVOICES

T & M Associates totaling \$410.00

11/19/20	SE396915	OCEAN Inc., B49, L5	41.00
11/19/20	SE396196	Rocheskey Variance B20, L2	369.00

Woodland, McCoy & Shinn totaling \$1,150.00

11/3/20	67795	General Board Representation – September	550.00
12/4/20	68009	General Board Representation – November	150.00
12/4/20	68010	OCEAN Inc., B49, L5	50.00
12/4/20	68011	Rocheskey Variance B20, L2	400.00

A motion was made by Keith Vreeland and seconded by Greg Brojack to approve payment of the invoices on availability of funds. All agreed; the motion was carried.

CORRESPONDENCE

10/5/20	from OC Planning Board / Re: Proposed Amendments to OC Master Plan
11//13/20	from Kim Dixon Environmental Consultant LLC / Re: Application for Freshwater Wetlands Letter of Interpretation, Line Verification, Block 63.01, Lot 13
11/16/20	from Jason Worth of T & M Associates / Re: Mark Rohmeyer's reappointment to serve as Land Use Board Engineer and Planner
11/16/20	from OC Soil Conservation District – Certification Date / Re: Jon Miller Properties, LLC, 330 E. Main St., Site Plan Block 63, Lots 10.04 & 19
12/1/20	from Robert Shinn / Woodland, McCoy, and Shinn LLC / Re: Letter of application to be re-appointed as attorneys for the Land Use Board
12/3/20	from DuBois & Associates / Re: NJDEP Coastal General Permit-by-Certification 15, Jennifer & Ernest Martin, 26 Parker Rd., Block 41, Lot 2
12/7/20	from Samantha Hollberg, Secretary of the Historic Preservation Advisory Committee / Re: Their recommendation that we approve the Certificate of Appropriateness for Don Rocheskey's garage plans

OLD BUSINESS – Resolution 2020-8

**ACCESSORY STRUCTURE HEIGHT VARIANCE
DON ROCHESKEY, 126 W MAIN STREET, BLOCK 20, LOT 2**

A motion was made by Keith Vreeland and seconded by Peter Gioiello to approve the resolution as written. On roll call vote:

Mayor Marshall voted yes.
Keith Vreeland voted yes.
Greg Brojack voted yes.
Peter Gioiello voted yes
Calvin Morey voted yes.
Don Rocheskey and Mike Dupree abstained.
The motion was carried.

OTHER BUSINESS

Adoption of the Updated Storm Water Management Plan

Keith Vreeland informed the board that Land Use engineers throughout the state have been sent a mandate for all municipalities to adopt the updated Storm Water Management Plan by March 21, 2021. Mr. Vreeland sent an email to the Legislative Committee to move forward with legislation. The first hearing will be heard at the Borough Council meeting and it will come to the Land Use Board for review in January. The Borough Council will then have its second review.

Prior to the Land Use Board's review, it is required to view the following:

https://www.nj.gov/dep/stormwater/asking_the_right_questions.html

Mike Dupree asked if adoption would have a financial impact on the borough. Mr. Vreeland said it is a state recommendation; we have no choice.

Appointment of Land Use Board's Engineer, Planner, and Attorney

As a response to Mark Rohmeyer's letter for reappointment as Land Us Board Engineer and Planner and Robert . Shinn's letter for reappointment as Land Use Board Attorney:

Keith Vreeland made a motion to reappoint Mr. Rohmeyer Land Use Board Engineer and Planner. Greg Brojack seconded the motion and on roll call all voted yes. The motion was carried.

Keith Vreeland made a motion to reappoint Mr. Shinn Land Use Board Attorney. Greg Brojack seconded the motion and on roll call vote, all voted yes. The motion was carried.

PUBLIC PORTION

Richard Downing addressed the board. He moved to the area six years ago. As a result of an accident 5 years ago, he became paralyzed. In leu of retiring, he opened a holdings company and a construction company. With the COVID-19 shutdown he also started doing remodeling.

He rented space behind Trish Hardware at 227 E. Main Street. In the beginning of the year he purchased the whole property from Pat Musto and cleaned up the rear of the property which was littered with garbage. He continues using the third building as an auto performance shop for motor vehicles.

Being a paraplegic led him to a new business of putting hand controls in cars. He is now certified and insured to work on handicapped hotrods and would like to expand his business by adding another building with some bays and an office. There is over an acre of land to the left of his existing building. He has been in touch with an

engineering firm familiar with our area, had topographical, property line, and traffic surveys done and is waiting on his wetlands survey and would like some guidance on what his next step should be. He was advised his engineer should be able guide him through the process.

ADJOURN

There being no further business, informal discussion or public portion, a motion was made by Jim McAndrew, seconded by Pete Gioiello, and unanimously agreed to adjourn the meeting.

Respectfully submitted,

Carol Scurman
Land Use Board Secretary