

BOROUGH OF TUCKERTON LAND USE BOARD

July 19, 2018

In accordance with the provisions of the Open Public Meetings Act, Calvin Morey opened the meeting of the Tuckerton Land Use Board on Thursday, July 19, 2018, at 7:00 p.m. at the Tuckerton Borough Hall, 140 E. Main Street.

FLAG SALUTE: Calvin Morey 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 Susan Marshall, James McAndrew, Keith Vreeland, Joan Rosenberg, Greg Brojack, Peter Gioiello, and Calvin Morey.

Tom Hennaut, Robert Rue, and Wayne Tonnesen were absent.

MINUTES:

A motion was made by Greg Brojack to accept the minutes of the June 21, 2018 meeting as written. Peter Gioiello seconded the motion. On roll call, all voted yes, with the exception of Keith Vreeland and Calvin Morey, who abstained. The motion was carried.

INVOICES

Woodland, McCoy & Shinn totaling \$1,400.00

7/17/18 (64262)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	50.00
7/17/18 (64263)	General Board Representation-June 2018	900.00
7/17/18 (64264)	H2 Investments (Sheltered Cove) B 40, Lot 1 & 2 Litigation	50.00
7/17/18 (64266)	Cooney (Wagner Estate) 45 Admiral Dr. B 51 L 14-16	400.00

T & M Associates totaling \$2,259.

6/29/18 (SCL347376)	Master Plan Update	1,170.00
6/29/18 (SCL347377)	Zoning Map Update	366.50
6/29/18 (SCL347380)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	410.50
6/29/18 (SCL347381)	Cooney (Wagner Estate) 45 Admiral Dr. B 51 L124-16	312.00

A motion was made by Jim 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.

NEW BUSINESS

**PUBLIC HEARING ON THE 2017-2018 MASTER PLAN
REEXAMINATION & UPDATE REPORT**

Jack Mallon, Planner and Engineer for the Land Use Board, addressed the board. Under the statute, the Master Plan has to be reviewed every ten years. This review was started the later part of last year and extended into this year. Under the reexam, five issues need to be reviewed:

- A. Major problems since the last review done in 2007
- B. How those problems were addressed
- C. The significant changes in the assumptions, policies and objectives relating to density, population, uses, housing, circulation, energy, State and County policy
- D. Changes to the plan if the new plan is adopted
- E. Determine if redevelopment is needed

Significant events that changed the way we look at the borough:

- A. The effects of Superstorm Sandy in October 2012
- B. COAH third round affordable housing rules, January 25, 2007

C. Ineffectiveness of COAH and pending litigation of COAH rules

Our objectives:

- A. Revitalize Main Street corridor and downtown Tuckerton
 - 1. A new municipal complex has been established
 - 2. Watched and approved improvements to the business district
 - 3. Recommendation to establish a special improvement district which is pending
 - 4. ADA improvements through Community Development Block Grant
 - 5. Encouraged participation in our Town Center
 - 6. Tried to seek improvements along Lake Pohatcong
 - 7. The State redid the dam
 - 8. The Seaport is thriving
- B. Unplanned growth – Continue to work with State, County, and LEH to improve the Route 9 / Route 539 intersection
- C. Preserve residential neighborhoods
 - 1. Established floor area ratios
 - 2. Established lot coverage standards
 - 3. Established building height definition
 - 4. Currently working to establish the Preservation Advisory Commission
- D. Open space conservation:
 - 1. Completed the NRI
 - 2. Talked about looking into an open space tax-still under discussion
 - 3. Explored other means of funding to do improvements
 - 4. Worked with the County, State, LEH to improve the water quality of Lake Pohatcong
- E. Additional Objectives:
 - 1. Promote wetlands protection
 - 2. Promote wildlife connection with the Forsyth's Refuge Area
 - 3. Encourage green design and development
 - 4. Incorporate neighborhood design
 - 5. Incorporate walkways and hiking trails
 - 6. Look into a grandfather clause for existing plotted lots to preserve the historic character of the area

Significant Changes:

- A. Population – 2010 population was 3,347 / 2017 population was 3,377
- B. Age Characteristics – young people are not staying in Tuckerton
 - 1. Ages 5-44 decreased
 - 2. Ages 45-59 increased
 - 3. Households and families decreased by 5.5% (could be a result of Superstorm Sandy)
 - a. Families and families with children have decreased 13-26% from 2007 report
 - b. Households with those over 65 have decreased by 69%.
 - c. Number of households have decreased by 3.5%
 - d. Vacant households increased by 2.4%
 - e. Occupied and owner occupied decreased from 5.5% to 7%
- A. Changes in objectives – in addition to those already mentioned:
- B. Updating and defining lot coverage and impervious coverage areas
- C. Not permitting flag lots
- D. Enact provisions to prevent accessory building conversion to habitable areas
- E. Adopt growth share for affordable housing
- F. Establish criteria on recycling on developments where homes total over 50 lots

- G. Update the Zone Map, which has been done, showing the Town Center and Historic District
- H. Consider a study for a special improvement district
- I. Explore BMP's to try to improve the water quality of Lake Pohatcong
- J. Consider non-residents as members of borough organizations where not regulated by the state

It was noted that there was a duplication on the top of sheet 4 and on sheet 9 Table 4, Occupied and owner occupied decreased. These changes will be made to the final copy.

We did not see any area in the municipality that needed redevelopment. Improvements include the Seaport Plaza (formally the old Skateway) and the restaurant located on the corner of Route 9 and 539 has a new use and a facelift. There have also been improvements made to the two gas stations on Route 9.

As their temporary professional advisor, Keith Vreeland said legislation has been introduced for the Landmarks Board to change to the Historic Preservation Commission on August 6. Someone from Land Use Board, in addition to Mr. Vreeland, will attend the Historic Preservation Commission meetings to act as advisors and report back to this board. Mr. Shinn advised, the statute allows non-residents as members.

Mayor Marshal thanked Mr. Mallon for all the hard work put into this Master Plan.

Public Portion was opened.

Pat Johnson, 325 Kingfisher Rd and reporter for the Sandpaper asked if there have been any major zoning changes in the Master Plan. Mr. Mallon said there were just two minor changes. One change was in the area behind Jon Miller and the other was moving the zone line that cut through the middle of the lot behind the old Skateway.

Regarding the intersection of Routes 9 and 539, Ms. Johnson asked if there are plans for a bypass. Mr. Mallon said he cannot answer that question since it is under the County and State jurisdiction. It is his understanding, there are more improvements planned for Route 539; however, changes to Route 9 are limited due to the existing businesses.

Ms. Johnson asked why nothing has been done regarding walkways and trails. Mr. Mallon advised that involves getting grants and property owners' approvals to determine where they would be.

Ms. Johnson asked about improving the water quality of Lake Pohatcong. Mr. Mallon said it's difficult because of the number of septic systems in Little Egg Harbor and the large water fowl population.

Public Portion was closed.

Calvin Morey made a motion to approve the Master Plan Reexamination with the corrections mentioned. Keith Vreeland seconded the motion and on roll call vote, all members voted yes. The motion was carried.

Jack Mallon said, on approval of the resolution, we have to officially submit it to the Ocean County Planning Board. He will send five signed copies to Jenny Gleghorn. He will also send five full-size copies of the Zoning Map.

OLD BUSINESS – Resolution

**APPLICATION FOR MINOR SUBDIVISION AND BULK VARIANCE
BLOCK 51, LOTS 14, 15, 16
45 ADMIRAL DRIVE
ESTATE OF OLIVER & BARBARA COONEY**

Robert Shinn said there was one thing the applicant's attorney asked to be included. If the existing house on the property line of the double lot is demolished, the three-foot easement will no longer be needed. Mr. Shinn and Mr. Mallon agreed. If the resolution is accepted, this addition will be part of the resolution.

A motion was made by Peter Gioiello and seconded by Greg Brojack to accept the resolution as written with the addition added. On roll call vote all eligible members voted yes. The motion was carried.

INFORMAL DISCUSSION

Keith Vreeland said he will be going to Landmarks meeting on Wednesday to inform them we are adopting the resolution for legislation to change to the Historic Preservation Commission. They will be invited to the Borough Council.

PUBLIC PORTION

Public Portion was opened. There being no comments, Public Portion was closed.

ADJOURN

A motion was made by James McAndrew and seconded by Keith Vreeland to adjourn the meeting. On roll call vote, all members agreed. The motion was carried.

Respectfully submitted,

Carol Scurman
Land Use Board Secretary