

BOROUGH OF TUCKERTON LAND USE BOARD
May 17, 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, May 17, 2018, at 7:00 p.m. in the Tuckerton Borough Hall.

FLAG SALUTE: Calvin Morey led the flag salute.

SUNSHINE STATEMENT: Carol Sceurman 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, Tom Hennaut, Wayne Tonnesen and Calvin Morey.

Joan Rosenberg, Greg Brojack Peter Gioiello, and Robert Rue were absent.

MINUTES:

A motion was made by Tom Hennaut to accept the minutes of the March 15, 2018 meeting as written. Keith Vreeland seconded the motion. On roll call, all voted yes. The motion was carried.

INVOICES

Woodland, McCoy & Shinn totaling \$600.00

4/5/18 (63921)	General Board Representation-March 2018	250.00
5/8/18 (64036)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	100.00
5/8/18 (64037)	General Board Representation-April 2018	100.00
5/8/18 (64038)	H2 Investments (Sheltered Cove) B 40, Lot 1 & 2 Litigation	50.00
5/8/18 (64040)	Wagner Estate-45 Admiral Dr.	100.00

T & M Associates totaling \$4,010.50

3/9/18 (SCL340800)	Yellowbrook Development / B 49, Multi Processing Final Map	494.50
3/9/18 (SCL340801)	H2 Investments (Sheltered Cove) B 40, Lot 1 & 2 Litigation	274.50
3/9/18 (SCL340802)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	69.00
3/20/18 (SCL342054)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	997.50
3/20/18 (SCL342055)	General / Historic Preservation Ordinance	546.00
4/27/18 (SCL343964)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	1,029.00

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.

CORRESPONDENCE

3/5/18 from Crest Engineering Assoc., Inc. re: Treatment Work Approval Permit Application for Lot 5, Block 49

OLD BUSINESS - Review of legislation regarding Landmarks Commission transferring to the Tuckerton Historic Commission

Keith Vreeland reported at the last Landmarks Commission meeting they had little or no comment regarding the proposed legislation. They agreed the biggest reason for the legislation is to further the CLG certification. Mr. Mallon sited the importance of including a penalty which is needed for enforcement. The comments from Bob Shinn and Jack Mallon were incorporated into the ordinance. The next step is to present it to the Mayor and Borough Council. It was suggested a letter be sent to Borough Council that Land Use reviewed the legislation, made comment, and it's been updated.

OLD BUSINESS - Master Plan Review

Keith Vreeland said he shared a copy of "Part Two-Municipal Options Report from the NJ Futures – March 2018, titled, "The Sustainable and Resilient Coastal Communities Master Plan Resiliency Options Evaluations," which covers both Tuckerton & Little Egg with a separate section for Tuckerton. It goes through our Master Plan with comments and suggestions.

Mr. Vreeland added he received an email from Rob Perotti from the EDC looking at the possibility of a potential Economic Development Zone consisting of Route 9, Water Street and a portion of Green Street.

Jack Mallon advised Economic Development Zones try to encourage business development by actively campaigning to bring people into town and lobby with the Governing Body for certain legislation.

Jim McAndrew said there was a good summary of what would pertain to the Borough in the report from Sustainable and Resilient Coastal Community. The members from Tuckerton that participated were Mayor Marshall, John Schwartz, Sam Collangelo, and Jenny Gleghorn

Mr. Mallon said, we need to look at the recommendations made by the professional planner and determine which were addressed. The introduction is basically the same. Some of the major problems and objectives facing the Borough in 2002 and 2007 include redevelopment in the Main Street corridor, the effects of the unplanned regional growth that we have no control of, protecting our residential neighborhoods, and open space revitalization.

Revitalizing Main Street: Tony Cheng's development of Seaport Plaza has made a huge improvement to the downtown area. We also do try to encourage development and redevelopment in downtown area by allowing residential above commercial. We have our Town Center which allows us to get additional impervious coverage of up to 70%. The Town Center also gets us extra points when applying for grants.

Unplanned growth: There's not a lot we can do since Little Egg Harbor surrounds us and we do not have control of the water quality of Lake Pohatcong.

Preserve our residential neighborhoods: we did approve Yellowbrook which fits into that type of neighborhoods it abuts. On Tuckerton Terrace we denied applications for flag lots and multiple dwelling structures and approved three residential lots which fit in with the neighborhood, making them provide access to our existing roads.

Open space preservation: The back end of Yellowbrook includes the preservation of open space and an easement allowing us to get to the property the Borough owns behind the Armory.

Objectives: We try to preserve the historic nature of our area by embracing the maritime heritage, views along the shore, have a variety of housing types for our diverse population, and try to control what the structures look like. Building heights have also been defined.

Economic Development: The planner suggested hiring a downtown management consultant. Mr. Mallon asked Mr. Vreeland if we could use our special economic district, which would be no cost to the Borough. Mr. Vreeland agreed.

Circulation, Parking, and Transportation: Mr. Mallon was not sure if Mr. Cheng allows shared parking in his lot; there is a lot of activity there, so it's hard to tell who is parking there. He does let people park there for special events. Public transportation for senior citizens is provided by the County's Ocean Ride. The ongoing problem at the intersection of Routes 9 and 539 has been addressed with a right-turn lane and the possibility of more improvement with the County's acquisition of Howard Butensky's property. Bypass roads have been investigated; however, not an option getting to Tuckerton Beach.

Community Facilities: We try to provide parks, recreation, and handicap accessibility.

Open Space Conservation: The entire back of Tuckerton Terrace property will remain wooded. We included conservation and CAFRA added to it. Those goals should remain in the Master Plan.

A lot of the things in the 2007 Master Plan were accomplished. We passed the Circulation Plan in 2010. To enhance our residential neighborhoods we established a floor area ratio. A correction was made on building height. We are recommending the Landmarks Commission transferring to the Tuckerton Historic Commission.

Other suggestions include:

A recommendation that the Avenue Area go to R-90 instead of R-75. Wayne Tonnesen said it should be zoned according to the size of the majority of lots. An example is every lot on Route 9, south of Kevin Quinlan, is 66 feet, yet it's zoned 75-foot frontage, which means a variance is required for any work done. Mr. Mallon recommended adding a grandfather clause for existing plotted lots, exempting them from lot area and lot frontage, as long as they meet setbacks.

Increasing the screening strip between residential from 20' to 50'. Mr. Mallon said we have properties with trouble getting 20'. It was agreed increasing it to 50' would be a hardship.

Open-space tax (1cent/\$100) to be used for recreation. Mr. Mallon said that's a political decision, not a Land Use Board decision. Mayor Marshall said we could leave it in for now.

Work with Little Egg Harbor. We have worked with Little Egg Harbor.

Explore opportunities with grants.

Significant changes.

Superstorm Sandy caused havoc to the Borough and the entire east coast. As a result, FEMA enacted their temporary 100 year flood plan. No one has officially adopted the maps, however, we all follow them. We have looked at our local ordinances and made changes, actually going beyond FEMA's recommendations by looking at our water elevations, especially in Tuckerton Beach. We set our elevations accordingly.

Number of homes destroyed and not rebuilt as of October 2017 – 41

Number of homes raised – 166

Number of properties out of the flood damaged area – 270

From 2014 to 2016, 162 building permits were issued.

Demographic changes:

1990 population – 3,048

2000 population – 3,517

2010 population – 3,347

2014 population – approximately 3,400

Population by age from 2000 to 2010:

Under 5 +2.9%

5-19 -17%

20-44 -18%

45-59 +26%

60-74 +1.4%

70-85 +.5%

Young people are not staying in Tuckerton.

The 2010 census compared to previous decades indicate married couples and families with children under 18 have either relocated or were forced out due to the storm or lack of housing. The borough may wish to plan in the future for the housing, educational, recreational and other community needs for these existing families.

Seasonal population: The county has estimated the influx of seasonal visitors increases about 2 to 1. We could have 6,700 people here in the summer.

COAH is still in a flux. We have limited developable land with wetlands and CAFRA restrictions. Ultimately, our fair share plan will need to be addressed. We presently have development that will give us credit, namely Habitat for Humanity, Harbor View Plaza, and we may have group homes. In 2016 our requirement numbers from three different agencies were 299, 128 and 209. Wayne Tonnesen asked if our trailer parks would qualify. Mr. Mallon said some of them may

State policies: We passed our storm water regulations, requirements for FEMA, and recycling requirements.

Master Plan and Ordinance Changes:

It was recommended we add the 2007 NRI to our Master Plan

Joint Circulation Plan adopted in 2010

We need to incorporate our recycling plan

In the future, we will need to update the Master Plan in conjunction with plan endorsements and COAH.

Pursue our continuing existence and maintenance of the Town Center Designation. Mayor Marshall said it has been suggested to extend the Town Center to the new Borough Complex. Mr. Mallon said we would have to go through the state to do that.

We will be making the recommendation regarding update the Historic Commission.

Although not suggested, we may want to look at investigating any areas of the Borough that needs redevelopment. Discussion followed regarding the process and possibilities.

Mr. Mallon said he read the "Sustainable and Resilient Coastal Communities Master Plan/Zoning Resiliency Options Evaluation / Phase 2." He didn't see anything specific we could apply to our Master Plan.

Mr. Mallon said they are working on a new copy of the zoning map. A separate map was created showing the Town Center and Historic District.

INFORMAL DISCUSSION

Mr. Mallon advised he was copied correspondence from Howard Butensky addressed to Bob Shinn, noting a new development regarding H2 Investments (Sheltered Cove). They plan on removing the tent structure in its entirety, replacing it with a steel structure which would conform with the front yard setback and height requirements. Mr. Butensky asked if this might be accomplished by permit, without a site plan application. Bob Shinn was on vacation, however Mr. Mallon said his opinion is it's a completely different shape from what we approved for the "canopy," and it's a permanent building. He needs to come back before the Land Use Board. He will confer with Mr. Shinn when he returns from vacation and report back.

ADJOURN

There being no further business, a motion was made by Keith Vreeland, seconded by Calvin Morey and unanimously agreed to adjourn the meeting.

Respectfully submitted,

Carol Scurman
Land Use Board Secretary