

BOROUGH OF TUCKERTON LAND USE BOARD

November 9, 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, November 9, 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, Calvin Morey, Tom Hennaut, Greg Brojack, and Chris Bethmann. Robert Rue, Peter Gioiello, Wayne Tonnesen and Joan Rosenberg were absent.

MINUTES:

A motion was made by Tom Hennaut to approve the minutes of the October 19, 2017 meeting as written. Keith Vreeland seconded the motion. On roll call vote, all members voted yes. The motion was carried.

INVOICES

T & M Associates totaling \$1,042.50

10/20/17	(SCL332715)	Master Plan Update	717.25
10/20/17	(SCL332716)	Zoning Map Update	75.50
10/20/17	(SCL332852)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	249.75

Woodland, McCoy & Shinn totaling \$1,300.00

11/7/17	(63109)	Tuckerton Terr. / B 65, L 9.01 / Maj. Subdivision	300.00
11/7/17	(63110)	General Board Representation	950.00
11/7/17	(63111)	Michael DePalo / B 46, L11.24	50.00

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

CORRESPONDENCE

- 10/24/17 Re: Master Plan Review process and Zoning Map update.
- 10/26/17 Re: Review of Major Subdivision / B 65, L 9.10 and filed map.

OLD BUSINESS – MASTER PLAN REVIEW

Using his hand-written note dated 9-27-17, Jack Mallon listed the five items required to review as per the MLUL, (N.J.S.A.I 40:55D-89):

- a. The major problems, and objectives relating to land development in the Municipality at the time of such adoption, last revision or re-examination if any.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, County and Municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment Housing Law, P.L. 1992, c. 79 (C/40a_12a_1 et al.) into the land use plan element of the municipal master plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The notes dated 10-19-17 list a summary of the items that were discussed and detailed in the September 21, 2017 and October 19, 2017 minutes.

2007 events that resulted in changes in region and state.

Sandy

COAH

Previous issues:

Main Street corridor development: Some development, but many empty storefronts.

Unplanned regional growth: No control being surrounded by LEHT.

Preserve existing neighborhood: Pedestrian & bicycle paths connecting to downtown.

Open space preservation: Encouraging non-profits to preserve.

Downtown and grants: Recommendation to implement SID (Special Improvement District)

Unplanned growth - none were reported

Circulation Plan: Adopted with LEHT

Preserve Neighborhoods

(Before Sandy): Unlike other shore communities, the lots were substantial enabling rebuilding without variances. We had special measure of heights and now have adopted the FEMA level plus 3.

(After Sandy): Adopted FAR (floor area ratio). Adopted new flood elevations. Established definition of building height.

Landmarks: Historic District needs to be reviewed and added to the Zoning Map.

The Avenues: Review recommendation to rezone from R-75 to R-90. This may change setbacks, requiring variance to make improvements.

Open space: Adopt NRI (Natural Resource Inventory) as a component of the Master Plan.

Recommendations: Increase screening strip between residential and commercial areas from 20-50 feet.
Open Space Tax.
Water quality for Lake Hopatcong.

Picking up where we left off at our last meeting, starting on page 8 of the 2007 Master Plan:

Regarding the change in population since 2007, Mr. Mallon said the population has probably gone down; there hasn't been a lot of residential building, but there has been a lot of restoration and homes going back in.

The 2007 Master Plan mentions "The Town Center." We may want to put that on our zoning map.

Regarding COAH, we need to keep in mind the OCEAN Inc. development has twelve units that qualify.

Regarding storm water, we adopted the ordinances required by the state and they are still in effect.

We do recycling, however, it has changed. They do not now accept things that were accepted in 2007 such as waxed milk containers. In addition, it's not used as much. They no longer use glass in the asphalt. We should look at what kind of percentage of recycling we have.

Discouraging flag lots was mentioned in the 2007 Master Plan because it can change our zoning. We don't have a provision in the ordinance pertaining flag lots.

Defining Landmark's limits was mentioned so they can go back in and look at the Historic District which has been discussed at earlier meetings.

Mr. Mallon suggested looking at accessory structures so they are not converted into habitable structures.

It was mentioned in the 2007 Master Plan there were presently no areas in need of redevelopment. Mr. Mallon believes that is still true

To save money, it was originally decided a committee of three would be created to review the 2007 Master Plan and report back to Mr. Mallon with their findings. It was suggested summary items of the Master Plan could be broken down with individuals taking specific areas, especially since there isn't that many changes to be made.

It was agreed Tom Hennaut would contact the county regarding information on the Tuckerton population.

Mayor Marshall said she had two rather intensive reports. One was written by the groups that worked in our area (Tuckerton, LEHT, Toms River) that have been meeting after Sandy, "Sustainable and Resilient Coastal Communities." They had two public forums. Mayor Marshall went to the one on communication; Phil Reed went to the other one on the rising tides. Mr. Mallon said we have been discouraging floatable landscaping. The other one got the "NFWK" (National Fish & Wildlife Federation) Grant. They did have a Municipal Master Plan and Zoning Report for Little Egg and Tuckerton.

Jim McAndrew would get information on building permits and report on the number of homes that have been rebuilt in Tuckerton Beach.

Keith Vreeland would get recycling reports and get percentages.

After reading through the Master Plan, if any other board member sees something that needs to be changed or added, they can put it in writing and submit it. Mr. Mallon said if anyone had any questions, they can contact him.

Wayne Tonnesen was unable to attend this meeting, but communicated his concern regarding religious groups buying up land to avoid paying taxes on it.

When all the information is gathered, we will have a meeting to critique it. When it is finalized, to satisfy state requirements, we will have to advertise and hold a public hearing, submit to the county, and notify neighboring towns.

For purposes of budgeting, Mr. Mallon gave an estimated cost of \$5,000 for the Master Plan and \$2,500 for the Zoning Map.

INFORMAL DISCUSSION

Chris Bethmann announced his last meeting as chairman and member of the board will be in December. He and Laura are moving to Hammonton. He expressed his pleasure serving on the Zoning Board and Land Use Board for several years. The board thanked him for his faithful service.

PUBLIC PORTION

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

ADJOURN

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

Respectfully submitted,

Carol Scurman
Land Use Board Secretary