

BOROUGH OF TUCKERTON LAND USE BOARD
November 14, 2019

In accordance with the provisions of the Open Public Meetings Act, Calvin Morey opened the meeting of the Tuckerton Land Use Board on Thursday, November 14, 2019, at 7:00 p.m. in the Tuckerton Borough Hall.

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, James McAndrew, Keith Vreeland, Joan Rosenberg, Greg Brojack, Peter Gioiello, Robert Rue, Don Rocheskey, Wayne Tonnesen, and Calvin Morey; Tom Hennaut was absent.

MINUTES:

James McAndrew made a motion to accept the minutes of the October 17, 2019 meeting as written. Keith Vreeland seconded the motion. On roll call, all voted yes, with the exception of Wayne Tonnesen and Robert Rue. The motion was carried.

INVOICES

T&M Associates totaling \$731.50

10/20/19	FMK376389	General Board Representation	192.50
10/30/19	FMK376390	OCEAN Inc. B49, L5	539.00

A motion was made by Mayor Marshall and seconded by James McAndrew to approve the payment of bills on the availability of funds. On roll call vote, all members agreed. The motion was carried.

OLD BUSINESS – Resolution 2019-10

Major Subdivision and Site Plan
(Request to implement their project in phases)
O.C.E.A.N, Inc. / Block 49, Lot 5
375 East Main Street, Tuckerton, NJ 08087
Zone: B-2, MDCD Cluster Provisions

A motion was made by Keith Vreeland and seconded by Peter Gioiello to approve the resolution as written. On roll-call vote all eligible members voted yes. Motion was carried.

INFORMAL DISCUSSION

In a response to Board Secretary, Carol Scurman's request to review current escrow fees being charged since they do not accurately reflect the cost of our professional's services, an amended fee schedule was proposed using fees currently charged in neighboring municipalities as well as final costs of services in Tuckerton. It was unanimously agreed to proceed with increasing the fees.

Keith Vreeland said the gas station on the corner of Rt 9 and Green Street has an issue with their sign. From time to time, the blades that the price numbers are on come down in the wind and could cause injury. For this reason they are replacing their sign and talked about possibly putting up an LED sign. They are aware LED signs are not permitted with the Sign Ordinance, even though there are other LED open/closed signs in town. Mr. Vreeland asked if the board wanted to leave the ordinance as is and have those wishing LED signs to apply for a variance or discuss modifying the ordinance. Two possibilities could be allowing a certain amount of LED square footage or limiting LED signs for certain circumstances. When we passed the Sign Ordinance 13 or 14 years ago, to preserve our historic affect, back-lit signs were not permitted, nor were LED signs. Back-lit signs are now permitted. Discussion followed. Mr. McAndrew said it should be the property owner's responsibility to choose the proper sign and the manufacturer's responsibility to ensure the letters do not present a hazard of falling, not the Borough's. He believed we do not need legislation for that at this time. Greg Brojack said a lot of time and consideration went into the Sign Ordinance and agreed changing it for this one circumstance is not necessary. However, if they did come in for a variance, from their request we may see where we can change the ordinance; that would be the place to

start. Mr. Vreeland said he would relay the decision they would need to come before the board if they decided on a LED sign.

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