

**BOROUGH OF TUCKERTON LAND USE BOARD**  
**September 17, 2020**

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

**FLAG SALUTE:** Mayor Marshall 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, Greg Brojack, Peter Gioiello, and Don Rocheskey; Calvin Morey arrived late; Wayne Tonnesen and Robert Rue were absent. Also in attendance was Robert Shinn and Stephen Schreiber.

**MINUTES:**

Keith Vreeland made a motion to accept the minutes of the August 20, 2020 meeting as written. Peter Gioiello seconded the motion. On roll call, all voted yes. The motion was carried.

**INVOICE**

**Woodland, McCoy & Shinn**

9/9/20	67682	General Board Representation-August 2020	750.00
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A motion was made by Jim McAndrew and seconded by Keith Vreeland to approve payment of the invoice on availability of funds. All agreed; the motion was carried.

**CORRESPONDENCE**

8/13/20 O.C. Soil Conservation Dist. Re: Soil Erosion and Sediment Control Certification for Habitat for Humanity, Block 76, Lot 3.01, 125 Marshall Ave. and Block 76, Lot 3.02, 129 Marshall Ave.

9/11/20 O.C. Planning Board Re: Draft Open Space, Parks and Recreation Plan / Proposed Amendment to O.C. Master Plan

**OLD BUSINESS**

**Discussion regarding proposed grading ordinance:**

Mr. Reed had some concern regarding the Land Use Board's minor comment after reviewing the ordinance which included providing verbiage to include stabilization of the surface,. Mr. Reed and Mark Rohmeyer had discussion. Stephen Schreiber, filling in for Mark Rohmeyer for this meeting, said as far as stabilization goes, Soil & Conservation Commission requires any individual lot that is 5,000 or more square feet to follow the guidelines of Ocean County Soil Conservation Commission which covers our stabilization concerns. Mr. Reed's comments were the majority of the lots in the Tuckerton Beach area are 5,000 square feet or more. This gives us the ability to enforce soil conservation. Mr. Schreiber and Mr. Rohmeyer felt comfortable this would alleviate our concerns.

Mr. Gioiello asked what could be used for stabilization. Mr. Schreiber said there are many water soluble materials depending on where the lot is located. Mr. Gioiello asked what can be done with the current lots in Tuckerton Beach that have houses on them that don't have stabilization. Mr. Schreiber said this requirement from Soil Conservation had always been there; the property owners who developed that lot were responsible to get that permit and should have been required prior to issuance of a C.O. Enforcement now would be difficult since so much time has gone by, but the homeowner could be advised a permit from the Soil Conservation Commission was required to develop this lot. Discussion followed regarding properties which fall into this category. Properties under

construction have to stabilize if they stop work for over 60 days. Also, as new applications come in, it should be required.

Mr. Vreeland introduced Suzanne Taylor, our newest member of Borough Council. Regarding Waterways, her concern is how the required 12' elevation will impact runoff into the lagoons. Mr. Vreeland said because we have increased the height of the roadways on several streets, they are trying to bring it up to the crown of the road. Hopefully this will help control it and get it into the stormwater system. Mr. Schreiber said it's hard to answer that question because every lot is different, but the intent is to try to create a positive pitch to get the water directed into the street and away from the waterways. Mr. Vreeland said the stabilization will also help. Mr. McAndrew added there is an ordinance that addresses the condition of the property if it is unkept. If there's a problem with water sitting under the house, that falls under exterior property maintenance and we do have the International Property Maintenance Code; under 310 that gives us teeth to deal with that.

Mr. Shinn said with the clarification from Mr. Rohmeyer and Mr. Schreiber, after a vote from the board, a letter should be sent to the Mayor and Council informing them after reviewing the ordinance, the Land Use Board approves the ordinance as written. Mr. Vreeland made a motion we make a recommendation to Mayor and Council to adopt as written, with the clarifications we made tonight, and he will present it at the next Borough Council meeting. Mr. Gioiello seconded the motion. Roll call vote all members voted yes with the exception of Mr. McAndrew who abstained. The motion carried.

#### **OTHER BUSINESS**

Calvin Morey read Joan Rosenberg's letter of resignation.

Mayor Marshall made a motion to accept Mrs. Rosenberg's Letter of Resignation. Mr. Vreeland seconded the motion with regrets. On roll call vote all members voted yes. The motion was approved.

Since Mrs. Rosenberg was Vice Chairman, Mr. Shinn advised we should appoint someone in the interim until next year. Nominations were taken to appoint a new Vice Chair for the interim. Mr. Vreeland nominated Peter Gioiello to serve as Vice Chairman for the remainder of the year. Mayor Marshall seconded the motion. On roll call vote all voted yes with the exception of Mr. Gioiello who abstained. The motion was carried.

#### **ADJOURN**

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

Respectfully submitted,

Carol Scurman  
Land Use Board Secretary