

**TUCKERTON LAND USE BOARD**

Thursday, January 18, 2024 @7pm in Borough Hall

Mr. Gioiello called the Tuckerton Land Use Board meeting to order on Thursday, January 18, 2024 at 7:00pm at Borough Hall.

**Open Public Meeting Act Statement**

“Provisions of the Open Public Meeting Act have been complied with as notice was published in the Tuckerton Beacon and the Asbury Park Press stating the time, date and place of this meeting.”

**Flag Salute**

Mr. Gioiello led the salute of the flag.

**Roll Call**

Pete Gioiello, Chairman	P	Don Rocheskey, Vice-Chair	P
Mayor Marshall	P	Keith Vreeland	P
Jim McAndrew	P	Calvin Morey	P
Wayne Tonnesen	P	VACANT	-
Kaylyn Ullman	A	VACANT (Alt #1)	-
Robert Rue (Alt #2)	A		

**Reorganization**

**RESOLUTION 2024-1**

**RESOLUTION OF MEMORIALIZATION OF THE BOROUGH OF TUCKERTON LAND USE BOARD REAPPOINTING CHARLES CUNLIFFE, P.E., CME, P.P. OF THE FIRM T&M ASSOCIATES AS LAND USE BOARD ENGINEER AND PROFESSIONAL PLANNER FROM JANUARY 1, 2024 TO DECEMBER 31, 2024**

Mr. McAndrew moved, seconded by Mr. Rocheskey that the resolution be approved as read. It was so moved by unanimous consent of the Board.

**RESOLUTION 2024-2**

**RESOLUTION OF MEMORIALIZATION OF THE BOROUGH OF TUCKERTON LAND USE BOARD APPOINTING ROBERT G. SHINN AND THE FIRM OF WOODLAND, MC COY & SHINN, LLC AS LAND USE BOARD ATTORNEY FROM JANUARY 1, 2024 TO DECEMBER 31, 2024**

Mr. Vreeland moved, seconded by Mr. Vreeland that the resolution be approved as read. It was so moved by unanimous consent of the Board.

**RESOLUTION 2024-3**

**RESOLUTION OF MEMORIALIZATION OF THE BOROUGH OF  
TUCKERTON LAND USE BOARD REAPPOINTING SAMANTHA  
HOLLBERG AS BOARD SECRETARY FROM JANUARY 1, 2024 TO  
DECEMBER 31, 2024**

Mr. McAndrew moved, seconded by Mr. Vreeland that the resolution be approved as read. It was so moved by unanimous consent of the Board.

**Approval of Minutes**

Mr. Morey motioned, seconded by Mr. Rocheskey to accept the November 2023 Land Use Board meeting minutes. It was so moved.

**Invoices**

**WOODLAND, MCCOY & SHINN, LLC - \$1,400.00**

FROM DEC 2023

12/08/23	706993	SKEIE, STEVEN AND CARRIE	\$500.00
12/08/23	706994	CLAMTOWN GROUP	\$100.00
FROM JAN 2024			
01/04/24	707094	2023 MISCELLANEOUS	\$550.00
01/04/24	707110	CORAZZA B16/L20	\$250.00

**T&M ASSOCIATES - \$680.00**

FROM DEC 2023

11/29/23	SAB453779	CLAMTOWN GROUP, LLC	\$160.00
11/29/23	SAB453780	SKEIE 381 HERITAGE WAY	\$160.00
FROM JAN 2024			
01/05/24	SAB456155	CORAZZA 224 W MAIN ST	\$360.00

Mr. McAndrew motioned, seconded by Mr. Vreeland that the invoices be paid subject to the availability of funds. It was so moved by unanimous consent of the Board.

**Correspondence**

Ms. Hollberg sent electronic copies of the below notifications for the boards convenience.

December 2023 Correspondence

- Letter for reappointment of land use attorney
- Updated land use application
- Application for CZM general permit – Block 33 Lot 28, 29, 30
- NJPO’s New Jersey Planner – Vol. 84 NO. 5

January 2024 Correspondence

- Letter from Kevin Quinlan to table application for Papa D’s

### **New Business**

The Board reviewed last year's applications and discussions. They stated that maybe they should look into requiring foundation surveys. Mr. McAndrew stated that they should talk to Mr. Reed before they change anything. Ms. Hollberg will write a letter asking Mr. Reed's opinion on adding a Foundation Survey to the building process.

The board also discussed redeveloping certain zones in the borough. Specifically around the Tuckerton Beach Grill so the space does not go to waste. It was suggested to reach out to Emily Gibson to get more information. Mr. Vreeland stated that he would reach out.

### **Old Business**

**RESOLUTION 2024-4**  
**RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF**  
**TUCKERTON, COUNTY OF OCEAN, STATE OF NEW JERSEY**  
**APPLICATION FOR USE VARIANCE**  
**APPLICANT: STEVEN AND CARRIE SKEIE**  
**PROPERTY: 381 HERITAGE WAY, TUCKERTON**  
**LOCATION: 49.01, LOT 16**  
**ZONE: R100SC**

Mr. McAndrew moved, seconded by Mr. Vreeland that the resolution be approved as read. It was so moved by unanimous consent of the Board.

### **Informal Discussion**

Mr. Shinn stated that the Board potentially has two use variances next month and to be prepared for a long meeting.

Mr. McAndrew stated that some of the court cases in the handout are interesting.

### **Public Forum**

Mr. Vreeland motioned, seconded by Mr. McAndrew to open public forum. It was so moved

Seeing no comments, Mr. Vreeland motioned, seconded by Mr. McAndrew to close public forum. It was so moved.

### **Adjournment**

Mr. Vreeland motioned, seconded by Mr. McAndrew to adjourn. It was so moved by unanimous consent of the Board. The meeting was adjourned at 7:24pm.

Sincerely,  
Samantha Hollberg, Tuckerton Land Use Board Secretary