

TUCKERTON LAND USE BOARD

Thursday, **November 16, 2023** @7pm in Borough Hall

Mr. Gioiello called the Tuckerton Land Use Board meeting to order on Thursday, November 16, 2023 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	Greg Brojack	A
Kaylyn Ullman	P	VACANT (Alt #1)	-
Robert Rue (Alt #2)	A		

Approval of Minutes

Mr. McAndrew motioned, seconded by Mayor Marshall to accept the October 2023 Land Use Board meeting minutes. It was so moved.

Invoices

NEW JERSEY PLANNING OFFICIALS - \$370.00

10/15/23 082024493 ANNUAL MEMBERSHIP \$370.00

WOODLAND, MCCOY & SHINN, LLC - \$1,050.00

11/03/23 706836 GENERAL REP. – OCT 2023 \$50.00
11/03/23 706833 CLOVERFIELD B23 L7 \$200.00
11/03/23 706835 SKEIE – 381 HERITAGE WAY \$100.00
11/03/23 706837 CLAMTOWN GROUP \$700.00

T&M ASSOCIATES - \$1,205.00

10/31/23 SAB452363 CLAMTOWN GROUP \$400.00
10/31/23 SAB452364 SKEIE – 381 HERITAGE WAY \$805.00

OWEN, LITTLE & ASSOCIATES INC - \$675.00

11/06/23 24061 OCEAN INC. SITE ESCROW \$405.00
11/06/23 24062 OCEAN INC. SEWER \$135.00

11/06/23 24063 OCEAN INC. WATER \$135.00

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.

- Traffic Study Letter to Council
- Waterfront Development Permit – Block 35 Lot 3

New Business

APPLICATION STEVE H. SKEIE & CARRIE L. SKEIE
381 HERITAGE WAY – B 49.01 L16
CONSTRUCTION REAR 3-SEASONS ROOM
& REAR DECK WITH BULK VARIANCES

Mr. Shinn, Esq., the Board attorney, noted before the hearing began that the tax assessor gives out the "200 foot list" with the names of the residents listed as current owner. He wants to make sure the board knows that even if the owners name is not listed, if a board member has a conflict with any of the owners on that list they should make that known and recuse themselves.

Richard Visotcky, the applicant's attorney, gives an overview of why the applicant is here tonight and what they are asking for. He explains where the lot is and points out where the lot is irregular. He stated that the property is surrounded by wetlands and pretty isolated. The applicants are asking to add a 3-seasons room and deck which they will need a variance for the setbacks and a variance for a preexisting shed on the property.

Jeff Daum, PE, engineer and professional planner, was sworn in and accepted as an expert witness.

Joe Courter Jr., A.I.A, architect, was sworn in and accepted as an expert witness.

The following exhibits were marked as...

- A1: application
- A2: handout from NJ-Geoweb showing lot boundaries and size
- A3-A5: pictures from various angles of the property

Mr. Daum stated that they do not need a variance for the height of the shed. He also discussed the location of the property and stated that there is a lot of open space and any work that is done will not impact the neighbors.

He explains that exhibit A3 shows the shed that he believes will have a visual impact if it is moved.

Exhibit A4 shows the existing deck that the applicant would like replaced.

Exhibit A5 shows the rear yard where the shed is not impeding anything.

Mr. Daum stated that the rear setbacks will not impair the Borough's zone plan nor will it be a substantial detriment to the neighborhood.

Mr. Tonnesen asked who owned the property behind them and it was determined that no one knew.

Mr. Cunliffe asked about what the drain pattern on the property was like. Mr. Daum stated that when he was out there he did not notice however the area is fairly flat and hopefully any rain goes into the retention basin.

Mr. Cunliffe also asked if they plan on doing anything with the shed in the future and if they plan on adding stairs or a patio. The applicant confirmed that they will not be adding a patio.

He also asked if the 3-season room will be one story or if they will be adding a roof to the deck. The applicants stated that they will not be adding a roof and the 3-season room will only be one story.

Mr. Courter states that the 3-seasons room will not have heat or air from the house, it will not be a bedroom, the deck will match up with the house, and it will be wood structure underneath.

Steven Skeie, the applicant, stated that they have owned the property for 22 years. He stated the shed was there when they bought the property and it is where he keeps all his outdoor tools. He also stated that they will not be building a second story on the 3-season room and there will be no roof on the deck.

There was no comment from the public at this time.

Mr. Vreeland motioned, seconded by Mr. McAndrew to approve all the variances in accordance with all representation made tonight. It was so moved by the Board.

Old Business

RESOLUTION 2023-10
RESOLUTION OF THE BOROUGH OF TUCKERTON LAND USE BOARD
APPLICATION FOR: USE VARIANCE
APPLICANT: CLAMTOWN GROUP, LLC

PROPERTY: BLOCK 49, LOT 7
LOCATION: E. MAIN ST. AND LOCUST STREET
ZONE: B-2 HIGHWAY BUSINESS DISTRICT AND R-100SC SENIOR CITIZEN
HOUSING OPTION DISTRICTS

Mrs. Ullman motioned, seconded by Mr. McAndrew to approve resolution 2023-10. It was so moved. Mayor Marshall and Mr. Vreeland abstained.

Informal Discussion

The Board discussed the ability to condemn vacant properties. Mr. McAndrew shared a handout with some information on it and stated that right now they are using an international property maintenance code and he can put together a presentation for council.

The Board wants to be preemptive and sites a couple problem properties in town.

Mr. McAndrew stated that he is half way through the bulkheads down in the beach area.

Public Forum

Sandi Cramer, 325 Heritage Way, asked if she can have a certified copy of the resolution and if the applicant will have to come back in front of the board for their site plan.

The Board stated that they will have come get approval for their site plan.

Bill Challender, 68 Edgewater Drive, asked what the board is specifically looking for when it comes to condemning property. He thinks there should be legislature to look at the inside as well. He also asked for an update on the project across from the grapevine and asked if this board oversees anything with county land. He wanted to know if he has a proposal for a park on county property where he should go.

Mr. McAndrew stated that he is only allowed to look from the outside. He can ask the homeowner if he can go in but can only enter the property with their permission.

Ms. Hollberg gives an update on the Ocean Inc. project and said that it's really out of the Boards' hands at this point.

The Board stated that they do not have anything to do with the County's property in town and that Mr. Challender would have to reach out to them.

Mr. Martin, 270 Tip Seaman Drive, wished the Board a Happy Thanksgiving.

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 7:52pm.

Sincerely,

Samantha Hollberg, Tuckerton Land Use Board Secretary