

TUCKERTON LAND USE BOARD

Thursday, **February 15, 2024 @7pm** in Borough Hall

Mr. Gioiello called the Tuckerton Land Use Board meeting to order on Thursday, February 15, 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	-
VACANT	-	VACANT (Alt #1)	-
Robert Rue (Alt #2)	P		

Approval of Minutes

Mr. Morey motioned, seconded by Mr. Rocheskey to accept the January 2024 Land Use Board meeting minutes. It was so moved. Mr. Rue abstained.

Invoices

WOODLAND, MCCOY & SHINN, LLC - \$550.00

10/05/23	706703	CLOVERFIELD L7/B23	\$150.00
02/02/24	707229	NORDSTROM – 33 FAIRWAY	\$50.00
02/02/24	707227	JAN 2024 GENERAL REP.	\$350.00

T&M ASSOCIATES - \$1,729.50

10/05/23	SAB450845	CLOVERFIELDS B23/L7	\$862.50
10/05/23	SAB450846	CLOVERFIELD B23.01/L7.01	\$867.00

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.

- Agreement for Professional Services for Land Use Engineer

New Business

APPLICATION

DOMINICK CORAZZA
AMENDED USE VARIANCE WITH SITE PLAN WAIVER
BLOCK 16, LOT 20 – 224 WEST MAIN STREET

Board attorney, Bob Shinn Esq., explained that the applicant is coming before the board to extend the time that the business is open through the year. He also stated that because there are two uses on the property it qualifies as a used variance.

Board engineer, Charlie Cuncliffe, was sworn in as an expert witness.

Kevin Quinlan Esq., the applicant's attorney, explained that the business has been more successful than expected, so they would like to open all year round but everything else will be staying the same.

Mr. Rue asked if it would be open the same times. It was determined that yes, they would be open from 7am-9pm.

Mr. Tonnesen asked if they were going to have music regularly or if it is a once a year thing. He stated that if they want to have music more often, maybe they should put something in the resolution about it. He also wanted to confirm that section 2B about no outside or onsite dining was still in effect as well as section 4 about no onsite consumption.

The attorney stated that the applicant does sometimes give out samples however they do not encourage customers to eat in.

It was discussed about excluding section 4 altogether.

Mr. Morey stated that this was on the original application.

Mr. Vreeland stated that it was hot & new but now things have settled down more.

Mr. Cuncliffe asked if there will be any other site improvements and if they have gotten all permits required of them. The applicant confirms that they will not be making any other improvement and they have received all their permits.

Mr. Cuncliffe also reviewed the positive and negative criteria with the applicant and their attorney and it was determined by the board that this business is overall for the public good.

Mr. McAndrew moved, seconded by Mr. Rocheskey to approve the use variance extending the hours of operation from seasonal to year round. It was so moved.

Old Business

Mr. Vreeland stated that there should be a letter coming to council from the Board asking to look into redeveloping some of the zones in town.

Informal Discussion

Mr. Shinn encouraged everyone to come out to these meetings to see what they are about and consider joining now that we have vacancies. Ms. Hollberg agreed.

Mr. Shinn also requested Ms. Hollberg ask the tax assessor for an un-redacted list of names for the certified address list to make sure there are no conflicts of interest within the Board. This will not be for public view.

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 7:19pm.

Sincerely,
Samantha Hollberg, Tuckerton Land Use Board Secretary