

TUCKERTON LAND USE BOARD

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

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

Mr. Tonnesen was voted in as the new vice chairman of the board.

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

The Board held a moment of silence for Pete Gioiello. Mr. Rocheskey led the salute of the flag.

Roll Call

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

Approval of Minutes

Mr. McAndrew motioned, seconded by Mayor Marshall to accept the March 2024 Land Use Board meeting minutes. It was so moved. Mr. Rocheskey, Mr. LeVance, Mr. Solimani, and Mr. Rue absitained.

Invoices

WOODLAND, MCCOY & SHINN, LLC – 350.00

04/04/24	707505	GENERAL REP. – MARCH 2024	\$100.00
04/04/24	707506	NORDSTROM – 33 FAIRWAY	\$250.00

T&M ASSOCIATES – 120.00

04/02/24	SAB460611	NORDSTROM 33 FAIRWAY	\$120.00
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NEW JERSEY PLANNING OFFICIALS

04/08/24		MANDATORY NEW MEMBER TRAINING – x2 (\$95 EACH)	\$190.00
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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.

- Letter of Interpretation for Line Verification – Block 13, Lot 6
- NJDEP Coastal General Permit Modification Application – Block 44, Lot 3
- NJPO “The Planner” Vol. 85, No. 1 – HARD COPIES ONLY

New Business

APPLICATION - OSCAR W. NORDSTROM & SALINA N. NORDSTROM
 33 FAIRWAY DRIVE, TUCKERTON, NJ 08087
 BLOCK 53, LOT 4 - ZONE: R-50
 D(4) USE VARIANCE FOR PROPOSED SFD WHICH
 EXCEEDS PERMITTED FAR

It was explained that the applicant was here before the Board because he built his house above the Floor Area Ratio (FAR).

Daniel Wheaton, Manahawkin, NJ, was sworn in as the planner and architect for the applicant. The Board recognized him as an expert witness.

Oscar Nordstrom was sworn in as the owner and contractor.

Charlie Cunciliffe, P.E., P.P., C.M.E. from T&M Associates, was sworn in as the Board's engineer. The Board recognized him as an expert witness.

The board, along with their engineer, their attorney, Robert Shinn, Esq., Mr. Nordstrom and Mr. Wheaton discussed how and why Mr. Nordstrom built over the floor area ratio.

Once all questions were answer sufficiently, Mr. Rocheskey moved, second by Mr. Tonnesen to open the meeting to the public.

Angela Lusina, 29 Fairway Drive, stated she has no issues with the house and is totally in favor of the variance. She believes it makes the neighborhood so much better.

Seeing no further comments, Mr. McAndrew moved, seconded by Mr. Rocheskey to close the meeting to the public.

Mr. Morey moved, seconded by Mr. Rue to approve the variance with all stipulations and testimony that was discussed tonight. It was so moved by majority consent of the board.

Informal Discussion

None at this time.

Public Forum

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

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

Adjournment

Mr. Rocheskey motioned, seconded by Mr. McAndrew to adjourn. It was so moved by unanimous consent of the Board. The meeting was adjourned at 8:11pm.

Sincerely,
Samantha Savino
Tuckerton Land Use Board Secretary

