

TUCKERTON LAND USE BOARD

Thursday, November 21, 2024 @7pm in Borough Hall

Mr. Rocheskey called the Tuckerton Land Use Board meeting to order on November 21, 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. Rocheskey led the salute to the flag.

Roll Call

Don Rocheskey, Chair	P	Wayne Tonnesen, Vice-chair	P
Mayor Marshall	P	Keith Vreeland	P
James McAndrew	P	Calvin Morey	P
Rich Pear	P	Beth Obiedzinski-Garvin	P
VACANT	-	Paul Solimani (Alt #1)	P
Robert Rue (Alt #2)	P	VACANT	-

Approval of Minutes

Mr. Vreeland motioned, seconded by Mr. Morey to accept the October 2024 Land Use Board meeting minutes. It was so moved. Mr. Tonnesen and Mr. Pear abstained.

Invoices

WOODLAND, MCCOY, & SHINN LLC -\$500.00

11/1/2024 708440 BL 63 L15 Subdivision

T&M ASSOCIATES -\$851.00

11/1/2024 KML473721 BL 63 L15 Subdivision

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

Correspondence

Miss Cranmer gave provided hard copies of NJPO's Planner

New Business

Application: **BL63 LOT15 TUCKERTON BOROUGH MINOR SUBDIVISION**

Mr. Shinn swears in Land Use Board Engineer Charles Cunliffe and is accepted as an expert witness by the Board.

The following exhibits were marked as followed:

A-1 Application dated September 10, 2024

A-2 Notices

A-3 Subdivision plan by William Berg fated March 13, 2024

B-1 Land Use Board Review Letter dated October 14, 2024.

Mr. Shinn stated that Tuckerton Borough, the applicant is the contract purchaser of property owned by Ocean County. The applicant proposes a subdivision for BL63 Lot 15. The portion retained by the county will remain open vacant space. The portion acquired by Tuckerton Borough is buildable but will be left vacant for the time being.

The applicant Tuckerton Borough was represented by Borough Administrator Jenny Gleghorn and attorney, Christopher Connors.

Mr. Shinn, Land Use Board attorney swears in Jenny Gleghorn Borough Administrator and Doug Klee, Borough engineer from Owen Little and Associates to testify. The Board accepted Mr. Klee as an expert witness.

Mrs. Gleghorn testifies that she is the administrator for the Borough for the past ten years and the Borough clerk for the last 23 years. Mrs. Gleghorn testifies that the reason for the subdivision is for the future expansion of the municipal complex.

Mr. Rocheskey asks Mrs. Gleghorn if the property will remain an open for space for now her response is yes as they have no immediate plans for the property right now.

Mr. Solimani asked if the property could be used for a dewatering site for Thompson's Creek. Mrs. Gleghorn states that she believes that the dewatering site is mostly on the county portion. If it does fall on Borough property, the Borough would apply to the DEP asking to move the dewatering site a certain amount of feet. Mrs. Gleghorn states that the minor subdivision is compatible with the Boroughs master plan.

Exhibit A-3 is presented.

Mr. Klee testifies that the 40 acre lot is currently vacant land and is mostly made up of wetlands. The county would retain approximately 31 acres and the Borough would retain approximately 9. Atlantic City electric has an easement that runs through the property. Mr. Klee testifies that anything east of the easement could not be developed.

Mr. Klee testified that the application requires a variance for the front yard lot width and frontage, as the property falls in the B2 zone and the R400 zone. Mr. Klee states that it is his professional opinion that the proposed subdivision is compatible with the Boroughs master plan.

Mr. Tonnesen asked why the property does not follow a straight line, Mr. Klee explains that the property was divided in such a way so the county would have access to their property.

Mr. Shinn marks exhibit B1- Review letter dated October 14, 2024.

Mr. Cunliffe testifies that since this is a split zone the applicant would require a variance.

The applicant agrees that the minor subdivision would comply with all requirements.

Mr. Rue asks if all neighbors were notified. Mr. Shinn states that they were, including the DOT and Little Egg Harbor.

Mr. Connors requested a waiver of the environmental impact statement due to no immediate development if the application is approved. Mr. Cunliffe states that he has no issue with that request.

The board opened the application for public comment. Seeing none, Mr. McAndrew motioned, seconded to by Mr. Solimani.

Mr. Morey made a motion for subdivision approval, seconded by Mrs. Garvin. It was so moved by Mr. Rocheskey, Mr. Tonnesen, Mr. Morey, Mr. Pear, Mrs. Garvin, Mr. Solimani, and Mr. Rue.

Old Business

None at this time.

Informal Discussion

Mrs. Garvin asks about the Ocean Inc. project. Mr. Shinn informs her that nothing is currently happening. He believes there is no funding at this time.

Public Forum

Not opened, as it was opened earlier in the meeting.

Adjournment

Mr. Vreeland motioned, seconded by Mayor Marshall to adjourn. It was so moved by unanimous consent of the Board. The meeting was adjourned at 7:31pm.

Sincerely,
Lindsay Cranmer
Tuckerton Land Use Board Secretary