

TUCKERTON LAND USE BOARD

Thursday, January, 15 2026 @7pm in Borough Hall

Mr. Shinn called the Tuckerton Land Use Board meeting to order on Thursday, January 15, 2026 at 7:00 pm at Borough Hall.

Flag Salute

Mr. Shinn led the salute of the flag.

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.”

Roll Call

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

REORGANIZATION

RESOLUTION 2026-1

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, 2026 TO DECEMBER 31, 2026

RESOLUTION 2026-2

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, 2026 TO DECEMBER 31, 2026.

RESOLUTION 2026-3

**RESOLUTION OF MEMORIALIZATION OF THE BOROUGH OF
TUCKERTON LAND USE BOARD**

**RE: APPOINTMENT OF LINDSAY CRANMER AS SECRETARY
FROM JANUARY 1, 2026 TO DECEMBER 31, 2026**

RESOLUTION 2026-4

**RESOLUTION OF MEMORIALIZATION OF THE BOROUGH OF
TUCKERTON LAND USE BOARD ESTABLISHING MEETING DATES
FROM JANUARY 1, 2026 TO DECEMBER 31, 2026**

Don Rocheskey was appointed as Land Use Board Chair for the year 2026.

Wayne Tonnesen was appointed Land Use Board Vice-Chair for the year 2026.

Approval of Minutes

Mr. Tonnesen motioned, seconded by Mayor Marshall to accept the December 2025 Land Use Board meeting minutes. It was so moved.

INVOICES

T & M ASSOCIATES

12/30/2025 KMD499298 1000 SOUTH GREEN ST LLC BL43 L 5 AND 6 \$1235.00

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

Correspondence

Mr. Shinn reviewed a letter from Richard Visotcky requesting that the Clamtown Group application be carried to the February meeting without additional public notice. The applicant will be withdrawing the use variance request and proceeding with the site plan review. Mr. McAndrew motioned, seconded by Mr. Vreeland. It was so moved by unanimous consent of the board.

Letter from Charlie Cunliffe - request for reappointment as Land Use Board Engineer

Letter from Robert Shinn - request for reappointment as Land Use Board Attorney

Ocean County Soils Erosion and Sediment Control Certification for 228 Heron Road.

New Business

Mr. Shinn suggests a letter to Mayor and council regarding zoning issues that had come up in previous meetings.

Mr. Vreeland motioned, seconded by Mr. Mc Andrew that the Land Use Board Secretary send a letter to Mayor and council regarding zoning recommendations. It was so moved by unanimous consent of the board.

Old Business

None at this time.

Informal Discussion

Mrs. Obeiedzinski- Garvin asked for clarification regarding Clamtown Groups application. Mr. Shinn states, that they believe if they keep all construction out of the thirty foot buffer, they will not need the use variance. They will be coming back with revised plans at the February meeting.

Mr. Tonnesen noted the gas station garage at the corner of Route 9 and North Green St. had been turned into a vape shop. He questioned whether that was a change of use. Mr. Shinn suggested we check with the zoning official Phil Reed when he returns from vacation.

Public Forum

Mr. Vreeland made a motion to open the meeting to the public, seconded by Mr. McAndrew. Seeing no public comments, Mr. Vreeland made a motion to close the public portion. Seconded by Mr. Tonnesen.

Adjournment

Mr. Vreeland made a motion, seconded by Mrs. Obiedzinski - Garvin adjourn. It was so moved by unanimous consent of the Board. The meeting was adjourned at 7:17pm.

Sincerely,
Lindsay Cranmer
Tuckerton Land Use Board Secretary