

PLUMSTED TOWNSHIP LAND USE BOARD
September 6, 2016

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, September 6, 2016 at 7:30 p.m. in the Municipal Building with the following members present:

<u> X </u> Walter Bronson, Chairman	<u> X </u> Eric Sorchik
<u> X </u> Michael McGuire	<u> X </u> Jack Trotta, Mayor
<u> X late </u> Wendy Galloway	<u> X </u> Dominick Cuzzo, Alt #1
<u> X </u> Ronald Dancer	<u> </u> , Alt #2
<u> X </u> Douglas Hallock, Vice Chairman	<u> X </u> , Robert Bowen, Alt #3
<u> X </u> Robert Hardy	<u> AB </u> , John Neyenhouse, Alt #4
<u> AB </u> Vincent Lotito (Designee)	<u> X </u> John Mallon, Engineer
<u> AB </u> Glenn Riccardi	<u> X </u> Gregory McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. No meeting minutes were available to vote on.

RESOLUTIONS:

The following resolution was read and adopted by the majority in favor.

2016-07

Lennar-Greenbriar LLC-GDP

Old Business: None

New Business:

Telefein-Solar Variance-Ground Mount System
Block 43, Lot 8.01

This applicant failed to advertise in the one of the official Newspapers, but did send Notice to the 200 foot list by registered/return receipt. They will be carried to the October 4th meeting date pending affidavit of publication, 10 prior to that date. No additional notice to public needed.

Randazzo-Accessory building height variance
Block 55, Lot 158.02

Mr. Sorchik was required to recuse himself as he is the applicant's neighbor. Mr. Mallon read his review letter of the completed application. Mr. Randazzo was sworn in by attorney McGuckin. Mr. Randazzo is seeking a variance for accessory building height. Mr. Randazzo stated the proposed 4 car detached garage will be 3-4 higher than what is allowable per Township ordinance and that the building will be in proportion to the existing dwelling. No trees will be removed. Mr.

Mallon asked about the roof runoff. The owner stated that the property slopes down and away and would install dry wells if required. It will not be used for commercial purposes. The homeowner will have electric installed for the garage door openers and lighting. No comments from the public. Mr. Dancer made a motion to accept the application, Mr. Hardy seconded. No one opposed and the application was accepted.

INFORMAL-Plumsted Township School District, HS Tennis Courts

Sean Gately, Business Administrator for Plumsted Township School District explained that the existing tennis courts were in need of resurfacing and they planned on adding a 5th tennis court to be able to play in state tournament matches. Soil Conservation approval was obtained for the project. No formal action is needed.

Master Plan Review-ReExamination of the report:

The board members have received copies of the Re-examination Report, notice has been given in accordance with requirements of Municipal Land Use Law. A copy has been on file for public review. No specific notice to residents or property owners is required. In the report there are recommendations for certain amendments to the existing Master Plan. Once every 10 years it is required to re-examine the Master Plan, the last Master Plan Re-Examination was in 2006.

The report notes any changes within the State, County, Local and Municipal Land Use Laws since the 2006 Re-Examination Report. Many of the various issues or concerns from a Land Use planning perspective; Recreation, Open Space, Agriculture, Traffic and Circulation have been addressed to a certain extent and in some cases substantially since the 2006 Report. The new report reaffirms balancing of new growth and development activities with the preservation of agricultural uses with the rural character of the community. The demographic changes, the increase in population and noting that the overall age of the community has increased. This will probably have an effect on land use policies within the township. The expansion of the sewer service area with a new sewer treatment plant. Regards to public water availability, there are efforts to increase the capacity in the supply. New Jersey American Water has already drilled a third well. Consideration of a fourth if needed.

In regards to affordable housing regulations the recent change is, the courts have taken over jurisdiction from COAH. Because of the limited sewer service capacity within Plumsted Township the Township currently remains eligible for a durational adjustment. At some point in the future when the Township has some capacity for a waste water treatment service area it will support inclusionary type of development to include affordable housing.

Specific recommendations for changes in zoning within the municipality will also be reflected in the land use plan element and land use plan of the township. The recommendations by the subcommittee to create a new highway commercial zoning district along the east side of route 539 extending from East Millstream road southeasterly to the state land bordering Hopkins road. Consisting of parts of Block 46 and 58. A map is included as part of the master plan reexamination report that identifies the area that is proposed for that zoning. The specific yard and area requirements and the specific uses in those zones will be determined by Ordinance. In addition to uses in the commercial zones it was also to include some light industrial uses. The ultimate determination of uses depends on the infrastructure and sewer availability.

The expansion of the C-4 district within the downtown area and the C-4 overlay; the recommendation is not to extend the redevelopment area but to simply to extend the existing C-4 zone district. The first area is a portion of block 10 at the intersection at Church Street and Magnolia Ave consisting of six lots in the current redevelopment area. The second is a larger area that begins at the current termination of the C-4 zone at the intersection of Fort Ave, North Main Street and Lakewood Road and extends eastward to the corner of Moorehouse Road. It is noted in the reexamination report and comes directly from the subcommittee, these areas are suited to be more productive by being rezoned to C-4 commercial. Finally the last section is the recommendation of the incorporation of redevelopment plan or amendments to redevelopment plans in the zoning regulation requirements of the Township Ordinances. This is essentially an affirmation of the prior amendments that have already taken place to the redevelopment plan and land use plan of development standards within the Township.

Mr. Dancer wanted to clarify on the Mayors comment about the repairs to section of Hopkins Road to Ivins Drive. The Township obtained a DOT grants. Mr. Dancer added once the Planning Board adopts the Master Plan the Township Committee will introduce an Ordinance to amend the zoning map and those areas described as highway commercial, which is a combination of C-2 and C-3 zones and their uses. It was discussed to add agricultural sales and repairs in addition to assembly, not manufacturing with respect to the parts, service and assembly. The board defined that zone as a hybrid zone, C-5 for the new district. The new zone will be defined by amending chapter 15 of the Township Ordinances. The yard, bulk and area requirements and grandfathering of any existing residential lots and all existing uses of the date the Ordinance is passed. Chairman Bronson recommended to expand the existing C-2 and C-3 zones along Route 539 to be incorporated into the new C-5 district with the exemption of the existing residential lots.

Open to the public:

Sabrina Brown was sworn in. She had a question about the new commercial zone on route 539 would it be serviced by the new sewer treatment plant? Chairman Bronson clarified that it is outside of the service area.

Colleen Carpentier was sworn in and questioned the Board about the expansion of the C-4 zone up Route 528 to Moorehouse Road and asked if this was in the sewer service area. This area is located within the sewer service area.

Chairman Bronson closed to the public.

A resolution adopting the re-examination report with amending the C-2 and C-3 zone between East Millstream Road and Hopkins Road to a hybrid C-5 zone and expanding the downtown C-4. This constitutes an Amendment to the Land Use Plan Element of the Master Plan as set forth in the report. Ms. Galloway was first to make the motion with Mayor Trotta seconding the motion. Mr. Cuozzo recused himself from the vote taken. All present members voted yes.

Mr. Slachetka will be submitting the report to Ocean County and Pinelands Commission per public noticing procedures.

A resignation from David Leutwyler was received removing him from the Land Use Board.

Chairman Bronson asked if there was any further business to be brought before the board. Being none, a motion to adjourn was made and seconded. Carried by all ayes.

Respectfully Submitted,

Joan Gruca