

PLUMSTED TOWNSHIP LAND USE BOARD  
May 5, 2015

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, May 5, 2015 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>     </u> James Dowd	<u>  X  </u> Jack Trotta, Mayor
<u>  X  </u> Wendy Galloway	<u>  X  </u> Ronald Dancer, Alt #1
<u>     </u>	<u>  X  </u> Dominick Cuzzo, Alt #2
<u>  X  </u> Douglas Hallock, Vice Chairman	<u>  X  </u> David Leutwyler, Alt #3
<u>     </u> Robert Hardy	<u>     </u> Alternate #4
<u>  X  </u> Vincent Lotito (Designee)	<u>  X  </u> John Mallon, Engineer
<u>  X  </u> Glenn Riccardi	<u>  X  </u> Gregory McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. A motion to approve the minutes of the regular meeting of April 7, 2015 as mailed/e-mailed was made by Ms. Galloway and seconded by Mr. Sorchik. Carried by roll call vote with Alternate Dancer abstaining.

**RESOLUTIONS:**

None

**AGENDA:**

**Plumsted 537, LLC. Preliminary/Final Site Plan Approval, Block 60, Lot 22**

**DISCUSSION:**

The applicant states they are not prepared to go forward with the application today. They are requesting for a special meeting to be held on May 19<sup>th</sup>. The request is sought, being that the 200' property owners were already noticed, and the papers did not publish in time as required, the next scheduled meeting is late June. Aside from the technical defect in the notice, the applicant states they are ready to go in the month of May. Attorney McGuckin stated that the jurisdiction is the obligation of the applicant and his suggestion is for the applicant to re-notice. Mr. McGuckin advised the board to make a motion to hold a special meeting and for the secretary to advertise for the meeting being that it is not listed on the advertising in the beginning of the year. A motion to hold a Special Meeting on May 19<sup>th</sup> at 7:30p.m. was made by Mr. Riccardi and seconded by Ms. Galloway. Carried by a roll call vote of all ayes with Mr. Sorchik abstaining.

**New Business:**

Mr. Dancer brought up Chairman Bronson made in inquiry into the last time the Planning Board did a re-examination of the Master Plan. Mr. Dancer said that he contacted our professional planner, Dave Roberts, and he informed him that the last re-examination of The Land Use Element of the Master Plan was in 2006 which puts us at nine years. The Legislature had amended the time frame portion of the law, instead of every 6 years to be every 10 years. At the very least the Land Use Element should be examined. Since there isn't a lot of money available to pay for a full Master Plan, Mr. Dancer believes there is a funding mechanism that he can speak to the Mayor about to utilize at least to re-examine the Land Use Element portion of the Master

plan. He asked if the Board would consider appointing a sub-committee to look into the zoning and changes within the township. That would give the sub-committee the authorization to speak and work with the Planner on making any changes if needed. Chairman Bronson asked for four volunteers from the board to serve on this subcommittee. Chairman Bronson designated Wendy Galloway, Dominick Cuzzo, Glenn Riccardi, and Ron Dancer as the subcommittee members to re-examine the Land Use Element of the Master Plan and to work with the Township Planner Mr. Dave Roberts.

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

