

PLUMSTED TOWNSHIP LAND USE BOARD

July 7, 2015

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, July 7, 2015 at 7:30 p.m. in the Municipal Building with the following members present:

X Walter Bronson, Chairman
X James Dowd
X Wendy Galloway
X Ronald Dancer
X Douglas Hallock, Vice Chairman
AB Robert Hardy
X Vincent Lotito (Designee)
X Glenn Riccardi

AB Eric Sorchik
X Jack Trotta, Mayor
X Dominick Cuzzo, Alt #1
X David Leutwyler, Alt #2
X Robert Bowen, Alt #3
X John Neyenhouse #4
X John Mallon, Engineer
X Gregory McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. The minutes for the last Regular Meeting were not prepared in time to be accepted.

RESOLUTIONS:

The following Resolutions were read and adopted**.

2015-04

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

**Resolution 2015-04 adding a 6th condition for the applicant to enter into a Developers Agreement with the Municipality which will include a payment in lieu of taxes, (Pilot Agreement) with the Township of Plumsted, if permissible, prior to the issuance of any construction permits. A motion to accept as amended was entered by Mr. Riccardi and seconded by Ms. Galloway. Followed by a rollcall vote Dowd, Dancer, Mayor Trotta, Leutwyler, Bowen, and Chairman Bronson all voted yes.

2015-05

DeBoer-Bartnick, Minor Subdivision and Variance Relief, Block 82, Lot 1.02

DISCUSSION:

Proposed sign standard amendments to the redevelopment plan. The secretary had Clerk Dorothy Hendrickson email everyone an outline for the sign Ordinance and the Committee is looking for a recommendation from the Land Use Board. Mr. Chairman asked if the enforcement is in as an Ordinance? Or as a design standard? Mr. Dancer stated that because it is in a Redevelopment area, in the C-4 Zone, everything is a redevelopment area and there is enforcement in the Ordinance for the redevelopment area. Generally the zoning officer approves the signs. They can also be listed under code enforcement that the sign conforms within the provisions of the Ordinance. Mr. Riccardi stated that enforcement is more so under the zoning requirements but can also fall under code enforcement.

There is a provision that two free standing signs must not be located within twenty (20') feet of each other on the same side of the street. Mr. Chairman agrees with that provision but

recommended that the provision should read the sign cannot be placed on their property line. Instead the signs should be at least ten (10') feet from their property line, no closer. It would be per property/lot, not per business. The electronic signs are only to be permitted in the fringe and expansion zone, not in the core area. Mr. Riccardi stated that they have already set a precedence allowing Agway to put up an electronic sign. It started out with the sign in front of the New Egypt Market which also serves the Subway and the town utilizes it for messages. The Agway is on the fringe of the core area. Mr. Cuzzo brought up the new business feather signs. The only feather signs allowable will be the ones purchased through the construction office. They will be Grand Opening or New Business to advertise with those kinds of signs. Any new business in the township must register with the construction office. The feather signs will be on loan to a new business, in the downtown area only, for 30 days. Any existing business cannot just put up any type of sign. A comment in Peter Ylvisaker's letter to change the Ordinance to read that, any open business may use a sandwich type sign as long as they didn't block the sidewalk. Taking out the sandwich signs are for restaurant menus only. Which a problem remains because the sidewalks are narrow. A motion to make recommendations for revision to the sign standards of the redevelopment plan for approval was made by Mr. Leutwyler and seconded by Mr. Bowen. Carried by a roll call vote of all ayes with the exception of Mayor Trotta abstaining.


Mr. Cuzzo made a report from the subcommittee on the master plan. The subcommittee came to an agreement that zoning changes to expand two commercial zones, specifically the downtown area extending the C-4 zone up Lakewood Road towards Route 539 to end at Moorehouse Road and include both sides. Also a section on Route 539 which is already a commercial zone where the strip stores and banks are at intersection 539/537 to expand and extend along the East side of Route 539 down to Marshall's Corner to connect those two C-3 areas. Procedurally if the board agreed to send the report to our Professional Planner, Dave Roberts to draw up a land use element for an Amendment to the Master Plan to give advice and feed back to the Planning Board to adopt the reexamination report Land Use Element recommendations. Once the Committee receives a Master Plan recommendation from the Planning Board then the Planning Board needs to consider the zoning changes to be consistent with the Master Plan.

More questions for the Professional Planner would be regarding if the sewers are installed, would the zoning be changed before the capacity of the sewers is determined. Mr. Riccardi pointed out that in the ordinance states that turning a single family dwelling into a two-family residence is not allowed in any zone within the township, other than what is a legal non-conforming use if that is pre-existing. However in the C-4 Zone it is determined on an individual basis for the applicant to come before the Board and request such a thing.

The subcommittee will meet again to go over the zoning changes and send a report to the Planner before the next meeting.

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