

TOWNSHIP OF PLUMSTED  
LAND USE BOARD  
MEETING MINUTES  
February 7, 2023

**1. FLAG SALUTE:**

- a. Led by Vice Chairman Neyenhouse.

**2. OPEN PUBLIC MEETING ACTS STATEMENT:**

- a. Open Public Meeting Act Statement was read by Counsel (Kelsey McGuckin-Anthony)/

**3. ROLL CALL**

PRESENT	ABSENT	
<u>  X  </u>	<u>          </u>	Bill Fox
<u>  X  </u>	<u>          </u>	Jim Garrigan
<u>  X  </u>	<u>          </u>	James Hagelstein
<u>  X  </u>	<u>          </u>	Bernard Haney
<u>  X  </u>	<u>          </u>	John Neyenhouse
<u>          </u>	<u>  X  </u>	John O'Callaghan
<u>  X  </u>	<u>          </u>	Robert O'Neill
<u>  X  </u>	<u>          </u>	Dustin Horowitz
<u>  X  </u>	<u>          </u>	Wendy Galloway
<u>  X  </u>	<u>          </u>	Mayor Robert Bowen
<u>          </u>	<u>  X  </u>	Douglas Hallock
<u>  X  </u>	<u>          </u>	Cynthia MacReynolds, Secretary
<u>          </u>	<u>  X  </u>	Joseph Hirsch, Engineer
<u>  X  </u>	<u>          </u>	Kelsey McGuckin- Anthony, Attorney

**4. MINUTES TO BE CONSIDERED FOR APPROVAL: 12/1/22 & 1/3/23**

- a. Motion to adopt both 12/1/22 & 1/3/23 minutes was made by Mr. Fox and 2<sup>nd</sup> by Mr. Hagelstein.

Roll Call:

Approved:

Fox  
Garrigan  
Hagelstein  
Haney  
O'Neill

Horowitz  
Galloway  
Bowen (Yay on 12/1/22 and Abstain on 1/3/23)  
Neyenhouse

**5. RESOLUTIONS:**

**a. 2023-01 RESOLUTION RECOMMENDING APPROVAL OF APPLICANT'S SOIL REMOVAL LICENCE FOR E.M.E. FOR CALEDNAR YEAR 2023.**

Motion to memorialize the resolution was made by Mr. Fox and 2<sup>nd</sup> by Mr. Horowitz.

Roll Call:

Approved:

Fox  
Garrigan  
Hagelstein  
Haney  
O'Neill  
Horowitz  
Galloway

Abstain:

Bowen

**b. 2023-02 RESOLUTION APPOINTING GREGORY P. MCGUCKIN, ESQUIRE, AS ATTORNEY FOR THE PLUMSTED TOWNSHIP JOINT LAND USE BOARD FOR 2023.**

Motion to memorialize the resolution was made by Mr. Fox and was 2<sup>nd</sup> by Mayor Bowen.

Roll Call:

Approved:

Fox  
Garrigan  
Hagelstein  
Haney  
O'Neill  
Horowitz  
Bowen

Neyenhouse

Abstain:

Galloway

**c. 2023-03 RESOLUTION APPOINTING JOSEPH HIRSH AS ENGINEER FOR THE PLUMSTED TOWNSHIP JOINT LAND USE BOARD FOR 2023**

Motion to memorialize the resolution was made by Mr. Haney and 2<sup>nd</sup> by Mayor Bowen.

Roll Call:

Approved:

Fox  
Garrigan  
Hagelstein  
Haney  
O'Neill  
Horowitz  
Bowen  
Neyenhouse

Abstain:

Galloway

**6. OLD BUSINESS:**

**a. NEW EGYPT SPEEDWAY INC., 720 PINEHURST RD., NEW EGYPT, NJ 08533, BLOCKS 76, LOTS 83.01, 82.02 & 82.03, APPLICATION FOR A D-1 & D-2 USE VARIANCE.**

The application is again being carried and is scheduled to be heard at the March 7, 2023 meeting.

**7. NEW BUSINESS:**

- a.** Mayor Bowen followed up on a suggestion from the December meeting that the township develop a design package or Architectural Review ordinances with regards to the commercial zones. It was suggested that they would hire a designer to execute this project and that the board consider making a request to the township prior to the adoption of the budget to add the cost of this venture. The board will have to make their recommendation by the March Township Committee meeting.

It is the hope of the board that the designer would create the terms, clear distinctions, definitions and a template/pallet as it pertains the commercial zones. It was evident at the last meeting with regards to the warehouse application that terms, verbiage and definitions need to be clearer and established going forward.

Designer, David Roberts was recommended to head the project. Mr. Davis assisted with the Downtown Area Redevelopment. Mr. Davis said that he is available in 2023 and he gave his rates to the township.

The board asked what it would cost to hire a designer and if this had to go out for bid. The board was advised that a request for an additional \$5,000 to hire the designer would be adequate and that this did not have to go out for bid because it was under the threshold for an RFP (Request for Proposals).

A motion to recommend to the governing body, a request of planning and design service as it pertains to Joint Land Use Board and development of future standards not to exceed \$5,000 was made by Mr. Hagelstein and 2<sup>nd</sup> by Mr. Haney.

Roll Call:

Approved:

Fox  
Garrigan  
Hagelstein  
Haney  
O'Neill  
Horowitz

Abstain:

Galloway  
Bowen

## **8. MATTERS FROM THE PUBLIC**

- a. Unknown person from the public asked about the availability using Zoom for the meeting. It was clarified that she was inquiring about the Township Committee meetings. She was advised to go to Plumsted.org and locate the agenda to find the instructions on how to join the meeting via Zoom.  
No other comments from the public.

**9. MATTERS FROM THE BOARD**

- a.** No comments from the board.

**10. ADJOURNMENT**

- a.** Board unanimously voted to end the meeting.