

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

Meeting Began: 7:30pm      Meeting Ended: 8:18pm

**1. FLAG SALUTE:**

- a. Led by Chairman Doug Hallock.

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

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

**3. OATH OF OFFICE:**

- a. Oath of office administered to John O'Callaghan (Alternate #1) by Land Use Board Attorney, Kelsey McGuckin-Anthony

**4. ROLL CALL**

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

**5. MINUTES TO BE CONSIDERED FOR APPROVAL: 4/5/22 & 2/7/23**

- a. Motion to adopt the April 5, 2022 minutes was made by Mr. O'Callaghan and 2<sup>nd</sup> by Mr. Hagelstein.

Roll Call:

Approved:

Hagelstein  
Haney  
Neyenhouse  
O'Callaghan  
O'Neill  
Horowitz  
Hallock

Abstained: Galloway

- b.** Motion to adopt the February 7, 2023 minutes was made by Mr. Haney and 2<sup>nd</sup> by Mr. Neyenhouse.

Roll Call:

Approved:

Hagelstein  
Haney  
Neyenhouse  
O'Neill  
Horowitz  
Galloway

Abstain:

Hallock

## **6. RESOLUTIONS:**

- a.** No resolutions to approve at this time.

## **7. 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 applicant requested for adjournment to be carried to the April meeting. The applicant has outstanding items that need to be satisfied by the Board Engineer in order to obtain a Letter of Completeness.

It was mentioned by Mr. Neyenhouse is that what the applicant has already began operations without the board's approval of their application.

Counsel advised the board that it their decision to carry the application and that they could require that the applicant resend notices. She said that Mr. McGuckin had a discussion with the applicant and that they asked that they not be required to resend notices because, in their opinion, the engineer's letter took so long and that is the reason for not being fully prepared for the hearing. The applicant does acknowledge that it is a decision to be made by the board.

Counsel stated that the statute requires that an announcement be made when no further notice is required. Counsel also advised the board that the application has been deemed "Complete".

Mr. Hagelstein made the motion to adjourn the New Egypt Speedway application to the April meeting with new notice required and it may or not be the only item at that meeting and that the Board can determine what order that the application will be heard. Mr. O'Callaghan 2<sup>nd</sup> the motion.

The board has 2 applications that are waiting to be on the agenda. The applicants have been pushed back because of the Speedway application. The board discussed adjourning the Speedway application until the May meeting so that the other applicants will have a chance to go before the board.

Roll Call:

Approved:

Hagelstein  
Haney  
Neyenhouse  
O'Callaghan  
O'Neill  
Horowitz  
Galloway  
Hallock

## **8. NEW BUSINESS:**

### **a. Plumsted Township Stormwater Ordinance Land Use Board Review.**

This ordinance was introduced, and had the first reading at the last Township Committee Meeting. The Township Committee requested the board's recommendation before the April township meeting so that they may possibly adopt the ordinance.

The board discussed how Plumsted is part of the Pinelands area and that the ordinance was based off of the state guidelines and the input from the Pinelands Preservation. The ordinance will only affect the Pineland areas in the township.

They were advised that they are reviewing the proposed ordinance to see if it is consistent with the township Master Plan.

There was a question as to if applications filed prior to the adoption will be affected by the new ordinance. Counsel advised that there is a “Time of Application” rule. The regulation states that the ordinances that were in effect at the time the application was filed are the ones that are applicable, absent specific health and public safety ordinances. She also told the board to ask the Board Engineer for clarification.

A motion to recommend that the ordinance is consistent to the Master Plan was made by Mr. Haney and 2<sup>nd</sup> by Mr. O’Callaghan.

Roll Call:

Approved:

Hagelstein  
Haney  
Neyenhouse  
O’Callaghan  
O’Neill  
Horowitz  
Galloway  
Hallock

## **9. MATTERS FROM THE PUBLIC:**

### **a. Deanna Tedesco addressed the board.**

Ms. Tedesco inquired about an area in Maple Ave. where she witnessed some “digging” and asked the workers what was going on. She said that they told her that there is going to be a Dollar General constructed on the property. She asked the board if this is true. She also inquired about the building (80 Maple Ave.) next to the abandoned strip mall.

Ms. Tedesco was advised that there was a proposal before an Informal Review and that a formal application was not submitted for a Dollar General. She was advised that until an application is submitted and they receive the permits from the Construction Office, that is only an idea.

Ms. Tedesco was told that if she lives within a 200’ radius that she will be notified by Certified Mail that there was an application submitted and a hearing is scheduled.

Ms. Tedesco asked if the board can notify a resident whose property is covered with trash and unclean. She was advised to speak with the township’s Code Enforcement Officer.

No other comments from Ms. Tedesco.

No other comments from the public. Public comment portion was closed.

#### **10. MATTERS FROM THE BOARD**

- a.** The board discussed asking the applicants to send digital copies of their applications so that they may be distributed to the board by email. They discussed how many hard copies that they should request for the file and for board members who would like to still receive a hard copy of the application.
- b.** The board was advised that if they miss a meeting that they can listen to the recording after signing the form verifying that they did so. This will enable them to vote on the application and the minutes from that meeting.

Mr. O'Callaghan asked about a discussion that the board had regarding hiring a professional planner. Mr. Neyenhouse explained that the board discussed the possibility of creating a design ordinance for architectural standards. The board had to request that money would be added to their budget in order to hire the planner. The Finance Office was given the request and they board is waiting until the budget is adopted to determine if they can hire the planner.

The board discussed and asked when they are going to reevaluate the Master Plan. They will ask the board engineer for clarification.

#### **11. ADJOURNMENT**

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

Minutes were prepared by Board Secretary, Cynthia MacReynolds