

TOWNSHIP OF PLUMSTED

LAND USE BOARD
REORGANIZATION MEETING
MEETING MINUTES
January 4, 2022

1. FLAG SALUTE

2. OPEN PUBLIC MEETING ACTS STATEMENT

3. OATH OF OFFICE:

- a. Oath of Office administered to the following Land Use Board Officers by Land Use Board Attorney, Greg McGuckin.

- Jim Garrigan- Class IV
- Thomas Calabrese- Class III
- Bernard Haney- Alternate I
- John O'Callaghan- Alternate II
- Robert O'Neill- Alternate III
- Kenneth Carson- Alternate IV
- Robert Bowen- Mayor

4. ROLL CALL

PRESENT	ABSENT	
<u> X </u>	<u> </u>	Bill Fox
<u> </u>	<u> X </u>	Jim Garrigan
<u> X </u>	<u> </u>	James Hagelstein
<u> X </u>	<u> </u>	John Neyenhouse
<u> X </u>	<u> </u>	Bernard Haney
<u> X </u>	<u> </u>	John O'Callaghan
<u> X </u>	<u> </u>	Robert O'Neill
<u> X </u>	<u> </u>	Kenneth Carson
<u> X </u>	<u> </u>	Thomas Calabrese
<u> X </u>	<u> </u>	Mayor Bob Bowen
<u> X </u>	<u> </u>	Douglas Hallock
<u> X </u>	<u> </u>	Cynthia MacReynolds, Secretary
<u> X </u>	<u> </u>	Joseph Hirsh, Engineer
<u> X </u>	<u> </u>	Martin Buckley, Attorney

5. REORGANIZATION OF LAND USE BOARD (NOMINATIONS/ELECTIONS)
OFFICIATED BY Martin Buckley- Attorney.

a) Chairman Nominee

Douglas Hallock nominated for Chairman.

Nomination made by Mr. Fox. Nomination 2nd by Mr. Neyenhouse.

Roll Call:

Approved:

Fox
Hagelstein
Neyenhouse
Haney
O'Callaghan
O'Neill
Carson
Calabrese
Bowen
Hallock

b) Vice-Chairman Nominee

John Neyenhouse nominated for Vice Chairman by Mr. Carson.

Motion made by Mr. Carson. Nomination 2nd by Mr. Hagelstein.

Roll Call:

Approved:

Fox
Hagelstein
Neyenhouse
Haney
O'Callaghan
O'Neill
Carson
Calabrese
Bowen
Hallock

c) Secretary Nominee

Cynthia MacReynolds is nominated for Board Secretary by Mr. Fox.

Motion made by Mr. Fox. Motion 2nd by Mr. Neyenhouse.

Roll Call:

Approved:

Fox
Hagelstein
Neyenhouse
Haney
O'Callaghan
O'Neill
Carson
Calabrese
Bowen
Hallock

6. PROFESSIONAL APPOINTMENTS:

- a) Nomination for appointment for Land Use Board Attorney.

Greg McGuckin and his associates of Dasti, Murphy, McGuckin, Ulaky, Koutsouris and Connors was nominated by Mr. Fox for Land Use Board Attorney.

Motion made by Mr. Fox. Motion 2nd by O'Callaghan.

Roll Call:

Approved:

Fox
Hagelstein
Neyenhouse
Haney
O'Callaghan
O'Neill
Carson
Calabrese
Bowen
Hallock

- b) Nomination for appointment for Land Use Board Engineer.

Joseph Hirsh from Environmental Resolutions was nominated for Land Use Board Engineer by Mr. Fox.

Motion made by Mr. Fox. Motion 2nd by Mr. Hagelstein.

Roll Call:

Approved:

Fox
Hagelstein
Neyenhouse
Haney
O'Callaghan
O'Neill
Carson
Calabrese
Bowen
Hallock

7. DESIGNATE NEWSPAPERS FOR OFFICAL NOTICE OF LAND USE BOARD

- a) Asbury Park Press

- b) Trenton Times

- c) Burlington County Times

Motion made to use Asbury Park Press, Trenton Times, and Burlington County Times as the Newspapers for Official Notice of the Land Use Board by Mr. Fox.

Motion made by Mr. Fox. Motion 2nd by Mr. Haney.

Roll Call:

Approved:

Fox
Hagelstein
Neyenhouse
Haney
O'Callaghan
O'Neill
Carson
Calabrese
Bowen
Hallock

8. 2021 MEETING DATES

Motion was made to approve the meeting dates by Mr. Fox. Motion was 2nd by Mr. Neyenhouse.

Roll Call:

Approved:

Fox
Hagelstein
Neyenhouse
Haney
O'Callaghan
O'Neill
Carson
Calabrese
Bowen
Hallock

9. MINUTES TO BE CONSIDERED FOR APPROVAL: 10/05/21.

Motion to adopt minutes without corrections made by Mr. Fox. Motion 2nd by Mr. Calabrese.

Roll Call:

Approved:

Fox
Hagelstein
Haney
Calabrese
Hallock

Abstain:

Neyenhouse

10. RESOLUTIONS:

- a. **2022-01 RESOLUTION RECOMMENDING THE APPROVAL OF APPLICANT'S SOIL REMOVAL LICENSE FOR E.M.E. INC., 849 PINEHURST RD., NEW EGYPT, BLOCK 20, LOT 4 FOR CALENDAR YEAR 2022.**

Motion to memorialize made by Mr. Fox. Motion second by Mr. Neyenhouse.

Roll Call:

Approved:

Fox
Neyenhouse
Hallock

- b. **2022-02 RESOLUTION OF THE PLUMSTED TOWNSHIP JOINT LAND USE BOARD, GRANTING APPROVAL TO REMOVE AND MODIFY PRIOR CONDITIONS OF APPROVAL IMPOSED IN CONNECTION WITH THE BOARD'S RESOLUTION NO. 2017-04 FOR BLOCK 40, LOTS 1, 10 & 18, VENUE AT CROSSWICKS CREEK**

Motion to memorialize made by Mr. Fox. Motion second by Mr. Hallock.

Roll Call:

Approved:

Fox
Hallock

11. NEW BUSINESS:

- a. No New Business.

12. MATTERS FROM THE PUBLIC

- a. No Matters from the public.

13. MATTERS FROM THE BOARD

- a. Mr. Fox wanted to discuss the definition of Administrative Approvals. Mr. Fox began the discussion with the condition of the battery facility from an application that was approved by the Land Use Board. Mr. Fox recalls that the changes to the facility were made through administrative approval which is when the township engineer modifies the original plans. He is unsure of the engineer's authority to grant an administrative approval.

Mr. Fox also recalls that at the December 7th meeting that another administrative approval to Lennar regarding the change in the size of the fence. Mr. Fox stated that at that time, he did not understand the process of the administrative approval in Plumsted. He asked for the definition of Administrative Approvals in Plumsted Township and that he would not like the township engineer to make

Administrative Approvals to a Final Site Plan or a Subdivision that would alter the appearance of the final product.

Mr. Buckley suggested that either he or Mr. McGuckin should have a discussion with the township engineer to see what Administrative Approvals that he is granting, where he is able to administratively approve minor cosmetic concerns such as paint color, changing the fence. He stated that either he or Mr. McGuckin will speak with the township engineer and the Land Use Board engineer and have a resolution prior to the January 18th or the meeting in February.

Mr. Haney stated that in his experience that when an administrative approval is granted and during the testimony before the board, the applicant will testify as to their limitations and the board will ask the applicant if they agree to the resolution that the condition will be administratively approved by the township professionals and if that is not in the resolution, he does not understand how the administrative approvals are granted. He stated that he understands if it is a minor change, but a meaningful change such as changing an eight-foot fence to a six-foot fence is not an unsubstantial case and the board decided on the eight-foot fence for a reason. Mr. Haney asked that Mr. Buckley would consider his perspective. Mr. Haney stated that the applicant stays with the original conditions of their resolution.

Mr. Buckley stated that he agrees and that he or Mr. McGuckin will have a discussion with the township professionals and get clarity on what their understanding is.

Mr. Fox stated that the applicant of the battery facility has not followed the resolution.

Mr. Buckley asked when the application was approved. Mr. Neyenhouse estimated that the original approval was in 2016.

Mr. Neyenhouse recalls that Mr. Hirsh was going to investigate the facility to see if it is complying.

Chairman Hallock asked if the plans are supposed to have the plantings in their plans.

Mr. Haney asked if the applicant show architectural drawings and if the Environmental Commission reviews the landscape plans. Mr. Neyenhouse stated that he is the chairperson of the Environmental Committee and that he has brought his notes to the meeting.

Mr. Neyenhouse stated that the trees do not match from what he recalls from the plans but according to Mr. Hirsh this matches what was approved in the resolution and that we would have to pay more attention to these going forward so that proper plantings are being provided by the developers.

- b. Chairman Hallock announced the special meeting scheduled for January 18th, 2022. He also explained the role and duties of the alternates and welcomed them to the Land Use Board. Mr. Fox also added that the alternates may ask the applicants questions and thanked them for their time and commitment to the board.