

MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD REGULAR MEETING HELD NOVEMBER 12, 2009

Open public meeting statement: The meeting was called to Order by the Chairman, Glenn Barbagallo, and a statement was made that the meeting was duly advertised and met all of the requirements of the Open Public meetings Act. Those present were: Richard Innella, Jason, Dunn, Glenn Plotsky, Katherine Snyder, Jody Case Kennedy, Glenn Barbagallo, and William Haggerty, Esq., the board attorney.

Those absent were: Charles Teufert (excused); Darren Ponce, Sharon Tufaro (excused), Gene Crawford (excused); James Guimes (excused).

MINUTES

The September 10, 2009 Land Use Board Regular Meeting Minutes were reviewed. A Motion was made by Mr. Innella and seconded by Mrs. Snyder to approve the Minutes of the September 10, 2009 Land Use Board Regular Meeting. Roll Call: Mr. Innella, yes; Mr. Dunn, abstain; Mr. Plotsky, yes; Mrs. Snyder, yes; Ms. Kennedy, yes; and Mr. Barbagallo, yes. The Motion was carried.

OLD BUSINESS

Sign Ordinance:

Mr. Haggerty indicated that this ordinance was discussed at the previous meeting because the current sign ordinance is not clear on the setbacks. The current ordinance requires a 25' setback from the street line. The board discussed at the previous meeting at least 10' from the pavement or 6' from the property line whichever is greater. Mr. Barbagallo indicated that something should be in the ordinance that signs are not to be in the line of site or site triangle. Mr. Haggerty agreed that this should be in the ordinance. Mr. Haggerty further indicated that there is not a regulation for all signage such as: identification signs for churches, hospitals, clinics, etc. He questioned if the board would like everyone to abide by the same standards. The board agreed. It was agreed to have Mr. Haggerty make the above changes and carry this to the next regular meeting.

Accessory Buildings and Structures Ordinance:

It was noted that the Township Committee has had a first reading on this ordinance and no changes were made by the Township Committee.

A Motion was made by Mr. Plotsky and seconded by Mr. Dunn to approve the Accessory Buildings and Structures Ordinance and forward same to the Township Committee for review and adoption. Roll Call: Mr. Innella, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Ms. Kennedy, yes; and Mr. Barbagallo, yes. The Motion was carried.

NEW BUSINESS

Right to Farm Ordinance:

The County Division of Planning & Farmland Preservation sent the township a sample ordinance from Fredon Township that they would request Montague Township adopt with regard to the Right to Farm Ordinance. The main clause they would like added to the Ordinance is a condition with regard to major or minor subdivision to include a notice both on the subdivision plat itself and in an instrument in recordable form to provide constructive record notice to buyers of the existence of any proximate agricultural uses. A lengthy discussion was held with regard to this issue.

It was agreed to have Mr. Haggerty write a letter to the Township Committee indicating that the board has reviewed this change to the Right to Farm Ordinance and feels it may be a good idea to add this clause to the Ordinance.

VOUCHERS

The vouchers were reviewed. A Motion was made by Mrs. Snyder and seconded by Mr. Innella to approve the following vouchers:

- 1) KSM Engineering, Inc. regarding Anthony (Escrow) in the amount of \$125.00; and
- 2) KSM Engineering, Inc. regarding ADPP (Escrow) in the amount of \$62.50; and
- 3) KSM Engineering, Inc. regarding ADPP (Escrow) in the amount of \$187.50; and
- 4) Dolan & Dolan regarding General Administration (August) in the amount of \$322.30; and
- 5) Dolan & Dolan regarding ADPP (Escrow) in the amount of \$464.10; and
- 6) Harold E. Pellow & Associates, Inc. regarding COAH in the amount of \$233.75; and
- 7) Harold E. Pellow & Associates, Inc. regarding Plan Endorsement in the amount of \$1,011.24; and
- 8) West regarding Quinlan Zoning Bulletin in the amount of \$168.00.

Roll Call: Mr. Innella, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Ms. Kennedy, yes; and Mr. Barbagallo, yes. The Motion was carried.

CORRESPONDENCE

The correspondence was reviewed. No formal action was taken.

PUBLIC PARTICIPATION

This meeting was opened to the public. There being no public participation, this meeting was closed to the public.

AJOURN

Having no further business, a Motion was made by Mr. Plotsky and seconded by Mr. Innella to adjourn the meeting. All were in favor. The Meeting was adjourned.

Minutes prepared by:

SHARON M. YAROSZ
Land Use Administrator