

MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD RE-ORGANIZATION MEETING AND REGULAR MEETING HELD JANUARY 14, 2010

Open public meeting statement: The meeting was called to Order by the Board Secretary, Sharon M. Yarosz, 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: Charles Teufert, Darren Ponce, Sharon Tufaro, Gene Crawford (arrived at 7:05), Jason, Dunn, Glen Plotsky, Katherine Snyder, James Guimes, Glenn Barbagallo, William Haggerty, Esq., the board attorney, and Sharon M. Yarosz, the board secretary.

Those absent were: Richard Innella (excused) and Jody Case Kennedy.

FLAG SALUTE

REORGANIZATION SESSION:

Chairperson: Nominations were opened for the position of Chairperson. A nomination was made by Mr. Dunn and seconded by Mrs. Snyder to nominate Mr. Barbagallo as the Chairman of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Mr. Barbagallo for Chairman: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, yes; and Mr. Barbagallo, abstain. The Motion was carried. Glenn Barbagallo is the 2010 Land Use Board Chairman.

Vice Chairperson: Nominations were opened for the position of Vice Chairperson. A nomination was made by Mr. Barbagallo and seconded by Mr. Plotsky to nominate Mr. Dunn as the Vice Chairman of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Mr. Dunn for Vice Chairman: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Ms. Crawford, yes; Mr. Dunn, abstain; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, yes; and Mr. Barbagallo, yes. The Motion was carried. Jason Dunn is the 2010 Land Use Board Vice Chairman.

Board Secretary: Nominations were opened for the position of Board Secretary. A nomination was made by Mr. Teufert and seconded by Mrs. Tufaro to appoint Sharon M. Yarosz as the Secretary of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Mrs. Yarosz for Board Secretary: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Ms. Crawford, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, yes; and Mr. Barbagallo, yes. The Motion was carried. Sharon M. Yarosz is the 2010 Land Use Board Secretary.

Board Attorney: Nominations were opened for the position of Board Attorney. A nomination was made by Mr. Barbagallo and seconded by Mr. Teufert to appoint William Haggerty of the firm Dolan & Dolan as the Attorney of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Mr. Haggerty of the firm Dolan & Dolan for Board Attorney: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Ms. Crawford, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, yes; and Mr. Barbagallo, yes. The Motion was carried. William Haggerty of the firm Dolan & Dolan is the 2010 Land Use Board Attorney.

Board Engineer: Nominations were opened for the position of Board Engineer. A nomination was made by Mr. Barbagallo and seconded by Mrs. Snyder to nominate the firm of Harold E. Pellow & Associates, Inc. as the Engineer of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for the firm of Harold E. Pellow & Associates, Inc. for Board Engineer: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Ms. Crawford, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, yes; and Mr. Barbagallo, yes. The Motion was carried. The firm of Harold E. Pellow & Associates, Inc. is the 2010 Land Use Board Engineer.

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REORGANIZATION SESSION CONT.:

Board Planner: Nominations were opened for the position of Board Planner. A nomination was made by Mr. Barbagallo and seconded by Mr. Teufert to nominate Jessica Caldwell of the firm Harold E. Pellow & Associates, Inc. as the Planner of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Mrs. Caldwell of the firm Harold E. Pellow & Associates, Inc. for Board Planner: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Ms. Crawford, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, yes; and Mr. Barbagallo, yes. The Motion was carried. Jessica Caldwell of the firm Harold E. Pellow & Associates, Inc. is the 2010 Land Use Board Planner.

Site Plan/Subdivision Review Committee: The Chairman, Mr. Barbagallo, appointed himself, Mr. Dunn and Mr. Innella to the Site Plan Subdivision Review Committee.

Voucher Review Committee: The Chairman, Mr. Barbagallo, appointed Mrs. Snyder to the Voucher Review Committee.

Designation of Official Primary and Secondary Newspaper: A Motion was made by Mr. Barbagallo and seconded by Mrs. Snyder to declare the New Jersey Herald and the New Jersey Sunday Herald as the official primary and secondary newspaper for the Land Use Board. Roll Call: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Ms. Crawford, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, yes; and Mr. Barbagallo, yes. The Motion was carried.

Designation of time, date and place of meeting: A Motion was made by Mr. Barbagallo and seconded by Mr. Teufert to designate the second Thursday of each and every month for meetings of the Land Use Board. Said meetings will be held at the Montague Township Municipal Building, 277 Clove Road, Montague, New Jersey and will begin at 7:00 p.m. Roll Call: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Ms. Crawford, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, yes; and Mr. Barbagallo, yes. The Motion was carried.

REGULAR SESSION:

MINUTES

The December 10, 2009 Land Use Board Regular Meeting Minutes were reviewed. A Motion was made by Mrs. Tufaro and seconded by Mr. Dunn to approve the Minutes of the December 10, 2009 Land Use Board Regular Meeting. All were in favor. The Motion was carried.

APPLICATIONS CARRIED FROM A PREVIOUS MEETING

Jemstone Holdings, Inc. (Dairy Queen) – LUB 09-02 - “C” Variance & Amended Site Plan Block 44, Lot 8 – 17 Route 23 South:

The board secretary received a telephone call from the applicant’s attorney, David Wallace, requesting that the above matter be carried without further notice to the February 11, 2010 Land Use Board meeting. He indicated that the applicant has not completed all the required documents needed to proceed. A Motion was made by Mr. Plotsky and seconded by Mrs. Tufaro to carry this application without further notice to the February 11, 2010 meeting. All were in favor. The Motion was carried.

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OLD BUSINESS

Sign Ordinance:

It was agreed to carry this matter to the next regular meeting of the Land Use Board.

Accessory Buildings and Structures Ordinance:

It was agreed to carry this matter to the next regular meeting of the Land Use Board.

NEW BUSINESS

Master Plan Re-examination:

Appearing before the board was Jessica Caldwell of Harold E. Pellow & Associates to discuss the re-examination report that is due with regard to the Montague Township Master Plan. She indicated that she submitted a proposal which includes the scope of work that would be required to complete the report. The report would follow Re-Examination criteria from the Municipal Land Use Law. There are 5 criteria that need to be addressed: 1) To determine the Major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report, which was 2004 when the last Master Plan was adopted; 2) The extent to which such problems and objectives have been reduced or have increased subsequent to such date. Essentially the board will review what the issues were at the time of the last update. It needs to be determined if they have been alleviated or increased by what happened with the last update or do they need to be addressed again; 3) To review to the extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation or natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives; 4) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared; 5) The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the local redevelopment and housing law. She indicated that she does not believe Montague has any, but it can be reviewed.

Mrs. Caldwell indicated in her proposal she suggested at least 3 Land Use Board meetings in order to review drafts as they are prepared. Once the report is finalized there are 2 meetings in order to adopt the report. This is approximately a 6 month process.

Mrs. Caldwell indicated that she feels the timing is good to start this process because the township is in the Plan Endorsement Process and we are looking within the next 45 days to get the Opportunities and Constraints Analysis from the State, which will give us some feedback with respect to the Master Plan process as well. She feels this will deal mostly with how to address the Town Center.

It was suggested that the board members review the current Master Plan in order to make suggestions to Mrs. Caldwell. It was suggested to form a sub-committee to review the Master Plan and meet with Mrs. Caldwell to discuss this. The Board Chairman, Mr. Barbagallo, appointed himself, Mr. Dunn and Mr. Teufert to this committee.

A Motion was made by Ms. Crawford and seconded by Mr. Teufert to authorize Mrs. Caldwell to begin the review of the Master Plan in order to prepare the Re-Examination Report for a sum not to exceed \$9,900 subject to approval by the Township Committee of the budget. Roll Call: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Ms. Crawford, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, yes; and Mrs. Barbagallo, yes. The Motion was carried.

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VOUCHERS

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

- 1) KSM Engineering regarding Jemstone (Dairy Queen) (Escrow) in the amount of \$93.75; and

- 2) KSM Engineering regarding Cellco (LUB 10-01) (Escrow) in the amount of \$218.75; and
- 3) New Jersey Planning Officials regarding the Yearly Membership Dues in the amount of \$315.00

Roll Call: Mr. Teufert, yes; Mr. Ponce, yes; Mrs. Tufaro, yes; Ms. Crawford, yes; Mr. Dunn, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Guimes, 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. Teufert and seconded by Ms. Crawford to adjourn the meeting. All were in favor. The Meeting was adjourned.

Minutes prepared by:

SHARON M. YAROSZ
Land Use Administrator