

## **MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD RE-ORGANIZATION MEETING AND REGULAR MEETING HELD JANUARY 9, 2020**

Open public meeting statement: The meeting was called to Order by the Board Secretary, Deanna Sternfeld, 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: Gene Crawford, as Mayor Designee, Fred Merusi, Bryan Leeper, John Soracco, Glenn Barbagallo, Glen Plotsky, Katherine Snyder, Joseph Cooper, Nina Fradl, Jody Case Kennedy, and Deanna Sternfeld, the board secretary.

Those absent were: Lauren Zitone (excused).

### **FLAG SALUTE**

### **REORGANIZATION SESSION:**

**Chairperson:** Nominations were opened for the position of Chairperson. A nomination was made by Mrs. Snyder and seconded by Mr. Soracco to nominate Jody Case Kennedy as the Chairwoman of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Ms. Kennedy for Chairwoman: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried. Jody Case Kennedy is the 2020 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. Soracco to nominate Katerine Snyder as the Vice Chairwoman of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Mrs. Snyder for Vice Chairwoman: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried. Katherine Snyder is the 2020 Land Use Board Vice Chairwoman.

**Board Secretary:** Nominations were opened for the position of Board Secretary. A nomination was made by Ms. Kennedy and seconded by Mr. Barbagallo to appoint Deanna Sternfeld as the Secretary of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Mrs. Sternfeld for Board Secretary: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Glen Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried. Deanna Sternfeld is the 2020 Land Use Board Secretary.

**Board Attorney:** Nominations were opened for the position of Board Attorney. A nomination was made by Mr. Plotsky and seconded by Mr. Soracco 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: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. William Haggerty of the firm Dolan & Dolan is the 2020 Land Use Board Attorney. Mr. Haggerty joined the meeting.

**Board Engineer:** Nominations were opened for the position of Board Engineer. A nomination was made by Ms. Kennedy and seconded by Mr. Barbagallo to nominate Thomas Knutelsky of 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 Thomas Knutelsky of the firm Harold E. Pellow & Associates, Inc. for Board Engineer: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, abstain; and Ms. Kennedy, yes. The Motion was carried. Thomas Knutelsky of the firm Harold E. Pellow & Associates, Inc. is the 2020 Land Use Board Engineer. Mr. Knutelsky was sworn in by the board attorney as Board Engineer for the year 2020.

**REORGANIZATION SESSION CONT.:**

**Board Planner:** Nominations were opened for the position of Board Planner. A nomination was made by Mr. Soracco and seconded by Mr. Barbagallo to nominate Harold Pellow 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 Mr. Pellow of the firm Harold E. Pellow & Associates, Inc. for Board Planner: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried. Harold Pellow of the firm Harold E. Pellow & Associates, Inc. is the 2020 Land Use Board Planner.

**Site Plan/Subdivision Review Committee:** The Chairwoman, Ms. Kennedy, appointed Mr. Barbagallo, Mr. Soracco and Mr. Cooper to the Site Plan/Subdivision Review Committee.

**Voucher Review Committee:** The Chairwoman, Ms. Kennedy, 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 Mr. Soracco 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: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, no; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried. The New Jersey Herald and the New Jersey Sunday Herald are the official primary and secondary newspapers for the Land Use Board for the year 2020.

**Designation of time, date and place of meeting:** A Motion was made by Mr. Plotsky and seconded by Mr. Barbagallo 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: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

**REGULAR SESSION:**

**MINUTES:**

There were no minutes prepared to approve.

**CARRIED APPLICATIONS:**

**PPG Lessons, LLC – LUB 19-03 – Block 1, Lot 65 – 150A River Road – “D” Variance:**

Mr. Knutelsky appeared before the board and indicated that he handed out a January 9, 2020 Memo with regard to the completeness. At the November 2019 meeting, the application was deemed incomplete. Mr. Wallace, who is the attorney for the applicant, submitted a detailed description of what the applicant is requesting. They are requesting an Interpretation for an accessory use on the property and/or a Use Variance for paragliding lessons. After reviewing this report, he feels that the information is sufficient for the board to start the review of in regard to use and maybe an interpretation. There is a site plan waiver request from the applicant where they do not want to provide a site plan to the board due to the cost. He would recommend as part of this completeness hearing is for the board to grant what they would call a temporary Waiver for completeness only. What this means is that the site plan does not formerly need to be presented at this time, however, the board is not granting the applicant relief from providing a site plan in the future should the board require it. This way the board can break the application down into 2 different pieces, one being the use whether the use is

**CARRIED APPLICATIONS CONT.:**

**PPG Lessons, LLC – LUB 19-03 – Block 1, Lot 65 – 150A River Road – “D” Variance cont.:**

pertinent for the property that is there. If the board does find in the affirmative that it can be provided on this property, at that time the board may request a site plan at that time or site plan information. He further indicated that it does not seem that this use is going to be very intensive from a standpoint.

Mr. Knutelsky indicated that with regard to completeness, he is recommending to the board that the application be found complete and also recommending a temporary waiver for completeness only be issued by the board for site plan only. When this matter does appear before the board at the next meeting, the applicant is to bring an exhibit that details what is happening on the property, itself.

Mr. Wallace indicated that his client has a conflict for the February meeting and would like to have a special meeting before the March meeting.

A Motion was made by Mr. Plotsky and seconded by Mr. Merusi to approve the Temporary Completeness of the Application. Roll Call: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

A Motion was made by Mr. Plotsky and seconded by Mr. Barbagallo to approve the Temporary Waiver of site plan request of the applicant. Roll Call: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

The applicant's attorney requested that this matter be carried to the March Land Use Board meeting or a special meeting date earlier if the board desires. A Motion was made by Ms. Crawford and seconded by Mr. Plotsky to carry this matter to the March 12, 2020 meeting. Roll Call: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Soracco, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

**VOUCHERS**

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

- 1) Dolan & Dolan regarding General Administration in the amount of \$102.90; and
- 2) Dolan & Dolan regarding Dollar General (Escrow) in the amount of \$66.15; and
- 3) Dolan & Dolan regarding McDonalds (Escrow) in the amount of \$29.40; and
- 4) Harold Pellow & Associates regarding JAL (Escrow) in the amount of \$65.00; and
- 5) Harold Pellow & Associates regarding Kalkan (Escrow) in the amount of \$65.00; and
- 6) Harold Pellow & Associates regarding McDonalds (Escrow) in the amount of \$845.00; and
- 7) Harold Pellow & Associates regarding Dollar General (Escrow) in the amount of \$1,429.03.

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**VOUCHERS CONT.**

Roll Call: Ms. Crawford, yes; Mr. Merusi, yes; Mr. Soracco, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

**CORRESPONDENCE**

The correspondence was reviewed. No formal action was taken.

**PUBLIC PARTICIPATION:**

The 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. Barbagallo and seconded by Mr. Plotsky to adjourn the meeting. All were in favor. The Meeting was adjourned.

Minutes prepared by:

SHARON M. YAROSZ  
Land Use Administrator