

**MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD REGULAR MEETING HELD MAY 14, 2020 VIA GOTOMEETING.COM**

Open public meeting statement: The meeting was called to Order by the Chairwoman, Jody Case Kennedy, 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, Fred Merusi, Bryan Leeper, Glenn Barbagallo, Glenn Plotsky, Lauren Zitone, Joseph Cooper, Katherine Snyder, Nina Fradl, William Haggerty, the Board Attorney, Thomas Knutelsky, the Board Engineer, and Sharon M. Yarosz, the board secretary.

Those absent were: John Sorraco.

**FLAG SALUTE**

The Board Chairman read the Rules for a Telephonic Meeting.

**MINUTES:**

The Minutes of the November 14, 2019 Land Use Board were reviewed. A Motion was made by Mrs. Snyder and seconded by Mr. Plotsky to approve the November 14, 2019 Land Use Board Minutes. Roll Call: Mr. Innella, abstain; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Zitone, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Ms. Fradl, abstain; and Ms. Kennedy, yes. The Motion was carried.

The Minutes of the January 9, 2020 Reorganization and Regular Land Use Board were reviewed. A Motion was made by Mr. Plotsky and seconded by Ms. Snyder to approve the January 9, 2020 Reorganization and Regular Meeting Minutes of the Land Use Board. Roll Call: Mr. Innella, abstain; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mrs. Zitone, abstain; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

It was noted that the March 12, 2020 Land Use Board Meeting Minutes were not yet completed.

**CARRIED APPLICATIONS**

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

Mr. Haggerty indicated that he received an e-mail from the applicant’s attorney, David Wallace, requesting that the matter be carried to the next regular meeting of the land use board. At the last meeting this matter was carried in order to have a demonstration of the devise/equipment outside because there was controversy to the noise emission.

A Motion was made by Mr. Plotsky and seconded by Mr. Barbagallo to carry this application without further notice to the June 11, 2020 Land Use Board meeting without further notice. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Zitone, yes; Mr. Cooper, yes; Mrs. Snyder, Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

**NEW APPLICATIONS**

**TSZCO, LLC – Preliminary & Final Site Plan – Block 39, Lots 30 & 31 – 416 US Highway Route 206 – COMPLETENESS ONLY:**

Appearing before the board was the applicant’s attorney, Richard Valenti.

Mr. Knutelsky submitted to the board his Completeness Report dated May 13, 2020, which he reviewed with the board indicating that this application is complete subject to the board approving the following waivers requested by the applicant:

**NEW APPLICATIONS CONT.**

**TSZCO, LLC – Preliminary & Final Site Plan – Block 39, Lots 30 & 31 – 416 US Highway Route 206 – COMPLETENESS ONLY cont.:**

1. Checklist Item #48 Earthwork Summary – The applicant has requested a waiver of this checklist item. Mr. Knutelsky recommended a temporary waiver for completeness only with earthwork operations, including the importation and exportation of soil, addressed during the public hearing.
2. Checklist Item #65 Environmental Impact Statement – The applicant has requested a waiver of this checklist item. Mr. Knutelsky indicated that because the project has been reviewed and approved by multiple environmental agencies, he would recommend the waiver be granted. The applicant will still need to provide testimony regarding environmental disturbances and controls during the public hearing.
3. Checklist Item #71 Facility Impact Report - The applicant has requested a waiver of this checklist item. Mr. Knutelsky recommended a temporary waiver for completeness only with sewer, water and traffic circulation operations addressed during the public hearing.

Mr. Valenti indicated that his applicant agrees to provide the testimony suggested in the completeness report during the public hearing and hopefully address them to the satisfaction of the board members.

A Motion was made by Mr. Barbagallo and seconded by Mr. Plotsky to deem the application complete with the waivers and temporary waivers suggested by Mr. Knutelsky. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Zitone, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

A Motion was made by Mr. Barbagallo and seconded by Mrs. Snyder to carry this application without further notice to the June 11, 2020 Land Use Board Meeting unless the application will be heard via gotomeeting.com. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Zitone, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

**OLD BUSINESS**

**Backyard Horse Ownership:**

This matter was carried to the June 11, 2020 Meeting.

**VOUCHERS**

The vouchers were reviewed. A Motion was made by Mrs. Snyder and seconded by Mr. Plotsky to approve the vouchers on the bills list attached hereto and made a part hereof with the exception of the invoice from Dolan and Dolan for Krumpfer Real Estate vs. Community Corp for \$138.60 which invoice should be paid by Mr. Krumpfer through an escrow account. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Zitone, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

**CORRESPONDENCE**

The correspondence was reviewed. No formal action was taken.

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**PUBLIC PARTICIPATION:**

A Motion was made by Mrs. Snyder to open this meeting to the public. All were in favor. The Motion was carried.

There being no public participation, a Motion was made by Mr. Barbagallo and seconded by Ms. Fradl to close this meeting to the public. All were in favor. The Motion was carried.

**AJOURN**

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

Minutes prepared by:

SHARON M. YAROSZ  
Land Use Administrator