

MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD REGULAR MEETING HELD JUNE 11, 2020 VIA GOTOMEETING.COM

Open public meeting statement: The meeting was called to Order by the Vice Chairwoman, Kathy Snyder, 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, Joseph Cooper, Katherine Snyder, John Sorraco, Nina Fradl, William Haggerty, the Board Attorney, and Sharon M. Yarosz, the board secretary.

Those absent were: Lauren Zitone, excused.

FLAG SALUTE

The Board Chairman read the Rules for a Telephonic Meeting.

MINUTES:

The Minutes of the March 12, 2020 Land Use Board Meeting were reviewed. A Motion was made by Mr. Plotsky and seconded by Mr. Innella to approve the March 12, 2020 Land Use Board Minutes. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Mr. Sorraco, yes; Ms. Fradl, abstain; and Ms. Kennedy, yes. The Motion was carried.

The Minutes of the May 14, 2020 Regular Land Use Board Meeting were reviewed. A Motion was made by Mr. Merusi and seconded by Mr. Barbagallo to approve the May 14, 2020 Regular Meeting Minutes of the Land Use Board. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Mr. Sorraco, abstain; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

CARRIED APPLICATIONS

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

It was noted that the applicant did not notice for this meeting since it was a virtual meeting and therefore, will appear at the next regular meeting of the Land Use Board and new notice will have to be sent to the newspaper and surrounding property owners.

NEW APPLICATIONS

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

Appearing before the board was the applicant’s attorney, Richard Valenti. Mr. Valenti indicated that his client is requesting to be carried to the next regular meeting of the Land Use Board. A lengthy discussion was held with regard to whether the applicant needed to notice the meeting if it was held in the regular setting at the township building or via Go To Meeting. The applicant’s attorney indicated that he will, for a 3rd time, notice the newspaper and the surrounding owners for the July 9, 2020 Land Use Board Meeting.

A Motion was made by Mr. Plotsky and seconded by Mr. Merusi that the applicant will re-notice the meeting for the July 9, 2020 Montague Township Land Use Board meeting. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Mr. Sorraco, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

**MONTAGUE TOWNSHIP LAND USE BOARD
JUNE 11, 2020 MINUTES
PAGE 2 OF 2**

OLD BUSINESS

Backyard Horse Ownership:

The board reviewed the proposed Ordinance to Amend Chapter 76, Article VI of the Code of the Township of Montague, to modify Chapter 76-26(B) to Change the Permitted Uses. The Ordinance is amended to read: "(B) Buildings and land uses for agricultural purposes. Agricultural purposes shall include the keeping of up to two (2) horses. In the event a lot contains an area of four (4) or more acres, an additional horse may be kept on such parcel for each additional acre."

A Motion was made by Ms. Fradl and seconded by Mr. Barbagallo to approve the above change to Chapter 76-26(B) of the Township of Montague Codes and forward same to the Township Committee for their review and adoption. All were in favor. The Motion was carried.

VOUCHERS

The vouchers were reviewed. A Motion was made by Mrs. Snyder and seconded by Mr. Barbagallo to approve the vouchers on the bills list attached hereto and made a part hereof. Roll Call: Mr. Innella, yes; Mr. Merusi yes; Mr. Leeper, yes; Mr. Barbagallo, yes; Mr. Plotsky, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Mr. Sorraco, no; Ms. Fradl, yes; and Ms. Kennedy, 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 the public.

AJOURN

Having no further business, a Motion was made by Mr. Plotsky 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