

**MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD REGULAR MEETING HELD  
SEPTEMBER 10, 2020**

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 (arrived 8:10 p.m.), Glen Plotsky, Lauren Zitone, Joseph Cooper, Katherine Snyder, Nina Fradl, John Sorraco, Jody Case Kennedy, and William Haggerty, the Board Attorney.

Those absent were: None.

**FLAG SALUTE**

**MINUTES:**

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

The Minutes of the August 13, 2020 Land Use Board Meeting were reviewed. A Motion was made by Mr. Plotsky and seconded by Mr. Innella to approve the Minutes of the August 13, 2020 Land Use Board Meeting. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Plotsky, yes; Mrs. Zitone, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Mr. Sorraco, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

**RESOLUTIONS**

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

The Resolution was reviewed. A Motion was made by Mr. Sorraco and seconded by Mr. Sorraco to approve the Resolution for the Denial of a Use Variances of the applicant PPG Lessons, LLC. Roll Call: Mr. Sorraco, yes. The Motion was carried.

**OLD BUSINESS**

**Tri State Center District Chapter 76, Article XXI – C – 35 Day Review**

Mr. Haggerty indicated when this Ordinance was created, gas stations were not included as permitted uses. When they went through the Master Plan Revisions various zones were adopted and changed along Route 23 and Route 206. For some reason the township eliminated as a conditional use gas stations. There are a number of gas stations on Route 23. He does not think it was intended to eliminate gas stations as a permitted use because it is one of the primary commercial uses down there. The Township Committee approved this ordinance on first reading and it is back before the board for their 35-day review.

A Motion was made by Mr. Plotsky and seconded by Ms. Sorraco to confirm that the ordinance is consistent with the Montague Master Plan and approve the ordinance change to include gas stations as a permitted use in the Tri State Center District and forward same to the Township Committee for review and adoption. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Plotsky, yes; Mrs. Zitone, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Mr. Sorraco, yes; Ms. Fradl, yes; and Ms. Kennedy, yes. The Motion was carried.

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**NEW BUSINESS**

**Live Work Zone District – Accessory Uses:**

Mr. Haggerty indicated that it was brought to his attention by the Zoning Officer, Bryan Leeper, that in the Live Work Zone District there was an omission to list accessory uses which are listed in other zones. Mr. Haggerty and Mr. Leeper thought it would be wise to include garages to house vehicles and provide storage associated with the permitted uses in the district. They also felt sheds should be allowed to store materials normally associated with the permitted uses in the zone. This is basically the language in the other zones in the township.

A Motion was made by Mr. Plotsky and seconded by Mr. Sorraco to approve the board attorney to draft an ordinance to allow accessory structures as stated above in the Live Work Zone District and forward same to the Township Committee for review and adoption. Roll Call: Mr. Innella, yes; Mr. Merusi, yes; Mr. Leeper, yes; Mr. Plotsky, yes; Mrs. Zitone, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Mr. Sorraco, 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. Plotsky 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; Mrs. Zitone, yes; Mr. Cooper, yes; Mrs. Snyder, yes; Mr. Sorraco, 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, the meeting was closed to the public.

**AJOURN**

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