

## **MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD REGULAR MEETING HELD JULY 8, 2021, 2021**

Open public meeting statement: The meeting was called to Order by the Board Chairman, Glenn Barbagallo, 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, George Hutnick, Jody Case Kennedy, John Soracco Katherine Snyder, Joseph Cooper, Nina Fradl, Glenn Barbagallo and William Haggerty, the board attorney.

Those absent were: None.

### **FLAG SALUTE**

### **MINUTES**

The Minutes of the April 8, 2021 Land Use Board Meeting were reviewed. A Motion was made by Mrs. Snyder and seconded by Mr. Soracco to approve the April 8, 2021 Land Use Board Minutes. All were in favor. The Motion was carried.

It was noted that the May 13, 2021 Minutes were not yet completed.

### **EXTENSIONS**

#### **Richard and Jane Innella – LUB 20-04 – Block 7, Lot 37.01 – 241 Clove Road – Minor Subdivision Extension Request:**

A letter was received from the applicant requesting a re-approval of the Minor Subdivision in order to file the deeds because of the delay at the County Planning Board.

A Motion was made by Ms. Kennedy and seconded by Mrs. Snyder to re-approve the Minor Subdivision as requested by the applicant. Roll Call: Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried.

### **INFORMAL REVIEW**

#### **Mark Utter – 2 Red Hill Road – Transfer of Ownership with a continued use of the Property:**

Appearing before the board was Mark Utter. Mr. Utter indicated that he has Wylie Auto Repair and his own Excavating Company currently in the building. He had the Salt Factory in the building in the past. He currently has a proposed buyer for the building who would like to sell clothing and use the building as a warehouse. The sales are through the internet.

Appearing before the board was the proposed buyer, David Gaerman. Mr. Gaerman indicated that he is interested in using the building for a clothing warehouse. At the present time, he does not intend to have retail sales on site. The sales would be e-commerce, on line and UPS. He would have approximately 2 containers a month. He currently has 5 employees. He proposes no changes to the site with regard to parking, lighting and signage.

The zoning officer indicated that he could not approve this operation because it was a commercial use and all commercial use must come to the Land Use Board. Mr. Gaerman was directed to come to the board next month with a copy of the site plan that is currently on file and a narrative as to exactly what his operation will be for a Minor Site Plan. He could ask for all the waivers for a formal site plan because he does not intend to change the site at all with parking, lighting and signage.

#### **Airbnb's**

It was noted that sample copies of the Airbnb's Ordinances from other townships will be presented next month.

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**VOUCHERS**

The vouchers were reviewed. A Motion was made by Mrs. Snyder and seconded by Ms. Fradl to approve the vouchers on the bills list attached hereto and made a part hereof. Roll Call: Mr. Innella, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, 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 further public participation, this meeting was closed to the public.

**AJOURN**

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

Minutes prepared by:

SHARON M. YAROSZ  
Land Use Administrator