

**MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD REGULAR MEETING HELD
NOVEMBER 9, 2022**

Open public meeting statement: The meeting was called to Order by Chairperson, Glen Plotsky, 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: James Ledonne, Fred Merusi, George Hutnick, Jody Case Kennedy, Katherine Snyder, William Dickson, Glen Plotsky, and Daniel Benkendorf, Esq. representing the board attorney.

Those absent were: Glenn Barbagallo (excused), Steve Guida (excused), John Soracco, and Mark Utter (excused).

FLAG SALUTE

It was noted that Ms. Kennedy, Mr. Merusi and Mrs. Snyder listened to the tape of the October 13, 2022 meeting.

MINUTES:

The Minutes of the October 13, 2022 Regular Meeting were reviewed. A Motion was made by Ms. Kennedy and seconded by Mrs. Snyder to approve the Minutes of the October 13, 2022 Regular Meeting. Roll Call: Mr. Ledonne, yes; Mr. Merusi, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mrs. Snyder, yes; Mr. Dickson, yes and Mr. Plotsky, abstain. The Motion was carried.

RESOLUTIONS:

Montague Township Re-examination Report:

The Resolution was reviewed. A Motion was made by Ms. Kennedy and seconded by Mr. Merusi to approve the Resolution adopting the Montague Township Re-Examination Report. Roll Call: Mr. Ledonne, yes; Mr. Merusi, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mrs. Snyder, yes; and Mr. Dickson, yes. The Motion was carried.

OLD BUSINESS:

Route 206 Center District (RCD Zone) Ordinance Amendment:

This amendment is specifically relative to limiting the term of the warehouse. The ordinance is amended to state that we allow self-storage facilities and storage warehouses to be used exclusively by permitted onsite business operations. Basically an allowed business use could have a warehouse specifically for their business on site. Warehouses alone would not be allowed.

Mr. Benkendorf indicated that the purpose of it is that the stores themselves might not be large enough to accommodate the need of the community for a package good store, so they also get a warehouse space. He further indicated that the purpose of the definition is specifically to benefit the local community. A self-storage facility would benefit the local community. A large warehouse alone would not benefit the community. It would benefit the local stores in that area if they had a place to store their goods prior to putting them out for sale. Additionally, if they can buy in bulk, they can buy them at a reduced rate and then sell them to the local community for less money.

Mr. Hutnick and several board members were concerned with the term storage warehouse. Some board members suggested putting a square footage area in the ordinance. Mr. Plotsky indicated that the current ordinance just lists storage warehouse as an allowed use. The modification proposed is to be used exclusively by permitted on site business operations.

A Motion was made by Mrs. Snyder and seconded by Ms. Kennedy to approve the Ordinance Amendment for the Route 206 Center District (RCD Zone) as discussed this evening and to send same to the Township Committee for review and adoption. Roll Call: Mr. Ledonne, yes; Mr. Merusi, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mrs. Snyder, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried.

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VOUCHERS:

The vouchers were reviewed. A Motion was made by Mrs. Snyder and seconded by Ms. Kennedy to approve the vouchers on the bills list attached hereto and made a part hereof. Roll Call: Mr. Ledonne, yes; Mr. Merusi, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mrs. Snyder, yes; Mr. Dickson, yes; and Mr. Plotsky, 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. Merusi and seconded by Mr. Dickson to adjourn the meeting. All were in favor. The Meeting was adjourned.

Minutes prepared by:

SHARON M. YAROSZ
Land Use Administrator