

MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD RE-ORGANIZATION MEETING AND REGULAR MEETING HELD JANUARY 12, 2023

Open public meeting statement: The meeting was called to Order by the Board Secretary, Sharon M. Yarosz, 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: George Zitone, George Hutnick, Jody Case Kennedy, Glenn Barbagallo, Katherine Snyder, Mark Utter, William Dickson, Glen Plotsky, William Haggerty, the board attorney, and Thomas Knutelsky, the board engineer.

Those absent were: James Ledonne (excused) and Steve Guida (excused).

FLAG SALUTE

REORGANIZATION SESSION:

Chairperson: Nominations were opened for the position of Chairperson. A nomination was made by Mr. Barbagallo and seconded by Ms. Kennedy to nominate Glen Plotsky as the Chairman of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Glen Plotsky for Chairman: Mr. Zitone, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Barbagallo, yes; Mrs. Snyder, yes; Mr. Utter, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried. Glen Plotsky is the 2023 Land Use Board Chairman.

Vice Chairperson: Nominations were opened for the position of Vice Chairperson. A nomination was made by Mrs. Snyder and seconded by Ms. Kennedy to nominate Glenn Barbagallo as the Vice Chairman of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Glenn Barbagallo for Vice Chairman: Mr. Zitone, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Barbagallo, abstain; Mrs. Snyder, yes; Mr. Utter, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried. Glenn Barbagallo is the 2023 Land Use Board Vice-Chairman.

Board Secretary: Nominations were opened for the position of Board Secretary. A nomination was made by Mr. Barbagallo and seconded by Mrs. Snyder to appoint Sharon M. Yarosz as the Secretary of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Sharon M. Yarosz for Board Secretary: Mr. Zitone, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Barbagallo, yes; Mrs. Snyder, yes; Mr. Utter, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried. Sharon M. Yarosz is the 2023 Land Use Board Secretary.

Board Attorney: Nominations were opened for the position of Board Attorney. A nomination was made by Mr. Barbagallo and seconded by Mrs. Snyder to appoint William Haggerty of the firm Dolan & Dolan as the Attorney of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for William Haggerty of the firm Dolan & Dolan for Board Attorney: Mr. Zitone, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Barbagallo, yes; Mrs. Snyder, yes; Mr. Utter, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried. William Haggerty of the firm Dolan & Dolan is the 2023 Land Use Board Attorney. Mr. Haggerty joined the meeting.

Board Engineer: Nominations were opened for the position of Board Engineer. A nomination was made by Mr. Barbagallo and seconded by Mrs. Snyder to nominate Thomas Knutelsky of the firm of Harold E. Pellow & Associates, Inc. as the Engineer of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Thomas Knutelsky of the firm Harold E. Pellow & Associates, Inc. for Board Engineer: Mr. Zitone, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Barbagallo, yes; Mrs. Snyder, yes; Mr. Utter, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried. Thomas Knutelsky of the firm Harold E. Pellow & Associates, Inc. is the 2023 Land Use Board Engineer. Mr. Knutelsky joined the meeting.

REORGANIZATION SESSION CONT.:

Board Planner: Nominations were opened for the position of Board Planner. A nomination was made by Mr. Barbagallo and seconded by Mrs. Snyder to nominate Harold Pellow of the firm Harold E. Pellow & Associates, Inc. as the Planner of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Harold Pellow of the firm Harold E. Pellow & Associates, Inc. for Board Planner: Mr. Zitone, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Barbagallo, yes; Mrs. Snyder, yes; Mr. Utter, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried. Harold Pellow of the firm Harold E. Pellow & Associates, Inc. is the 2023 Land Use Board Planner.

Site Plan/Subdivision Review Committee: The Chairman appointed Mr. Utter, Mrs. Snyder and Ms. Kennedy to the Site Plan/Subdivision Review Committee.

Voucher Review Committee: The Chairman, Mr. Plotsky, appointed Mrs. Snyder to the Voucher Review Committee.

Designation of Official Primary and Secondary Newspaper: A Motion was made by Mr. Barbagallo and seconded by Mr. Plotsky to declare the New Jersey Herald and the New Jersey Sunday Herald as the official primary and secondary newspaper for the Land Use Board. Roll Call: Mr. Zitone, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Barbagallo, yes; Mrs. Snyder, yes; Mr. Utter, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried. The New Jersey Herald and the New Jersey Sunday Herald are the official primary and secondary newspapers for the Land Use Board for the year 2023.

Designation of time, date and place of meeting: A Motion was made by Mr. Plotsky and seconded by Mr. Barbagallo to designate the second Thursday of each and every month for meetings of the Land Use Board which includes the Re-organization meeting of January 2023. Said meetings will be held at the Montague Township Municipal Building, 277 Clove Road, Montague, New Jersey and will begin at 7:00 p.m. Roll Call: Mr. Zitone, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Barbagallo, yes; Mrs. Snyder, yes; Mr. Utter, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried.

Mr. Knutelsky was sworn in by the board Attorney as the Land Use Board Engineer and Planner for 2023.

REGULAR SESSION:

MINUTES:

The Minutes of the December 8, 2022 Land Use Board Meeting were reviewed. A Motion was made by Ms. Kennedy and seconded by Mr. Barbagallo to approve the December 8, 2022 Minutes. Roll Call: Mr. Zitone, abstain; Mr. Hutnick, abstain; Ms. Kennedy, yes; Mr. Barbagallo, yes; Mrs. Snyder, yes; Mr. Utter, abstain; Mr. Dickson, yes; and Glen Plotsky, yes. The Motion was carried.

NEW BUSINESS:

Live/Work Zone – Farm Use:

There was a discussion with regard to allowing agriculture in the Live/Work Zone. At the present time, the zone does not mention agriculture as an allowed use. Mr. Zitone indicated that he felt that this ordinance was already changed. Mr. Haggerty questioned if this was not approved would the board be willing to add agricultural use as a permitted use in the zone. The board agreed. A discussion was held with regard to the minimum acreage required for agriculture. Mr. Haggerty indicated that if you make it a permitted use in the zone, then the minimum acreage required in the zone would be the minimum acreage required for agriculture. Mr. Hutnick referred to the R-3 Residential Zone. It allows buildings and land uses for agricultural purposes shall include the keeping of up to 2 horses. In the event the lot contains an area of 4 or more acres you can add an additional horse. It does not say how many acres you need to have the horse to start with, which is the problem. Mr. Knutelsky indicated that the agricultural definition requires 2 acres minimum. It was suggested that Mr. Hutnick and Mr. Haggerty go through the ordinances and identify where the issues are and then the board could talk about what their recommendations are at the next meeting to clean it up.

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. Zitone, yes; Mr. Hutnick, yes; Ms. Kennedy, yes; Mr. Barbagallo, yes; Mrs. Snyder, yes; Mr. Utter, 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. Barbagallo and seconded by Mr. Zitone to adjourn the meeting. All were in favor. The Meeting was adjourned.

Minutes prepared by:

SHARON M. YAROSZ
Land Use Administrator