

**MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD REGULAR MEETING HELD  
MARCH 9, 2023**

Open public meeting statement: The meeting was called to Order by the Board Chairman, 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: George Zitone, James Ledonne, Jody Case Kennedy, Steve Guida, Katherine Snyder, William Dickson, Glen Plotsky, William Haggerty, the board attorney, and Thomas Knutelsky, the board engineer.

Those absent were: George Hutnick (excused), Glenn Barbagallo (excused), and Mark Utter (excused).

**FLAG SALUTE**

**MINUTES:**

The Minutes of the January 12, 2023 Land Use Board Re-organization and Regular Meeting were reviewed. A Motion was made by Ms. Kennedy and seconded by Mrs. Snyder to approve the January 12, 2023 Re-organization and Regular Meeting Minutes. Roll Call: Mr. Zitone, yes; Mr. Ledonne, yes; Ms. Kennedy, yes; Mr. Guida, yes; Mrs. Snyder, yes; Mr. Dickson, yes, and Glen Plotsky, yes. The Motion was carried.

**NEWAPPLICATIONS:**

**Ormat Montague Energy Storage – LUB 23-01 – Block 39, Lot 34 – US Highway Route 206 – Preliminary & Final Site Plan and Use Variance:**

Mr. Haggerty indicated that he spoke to the attorney for the applicant. The matter will not be heard this evening because the notice in the newspaper was not sent in time. The certified mail notice to the owners within 200' feet was sent in time. The board can review the application this evening for completeness. The board could also carry the notice in terms of the certified mail notice, but require publication notice for the April meeting.

Mr. Knutelsky reviewed his March 2, 2023 report as to completeness:

B.2. The following items are found to be incomplete and/or lacks information for this application, or waivers have been requested:

- (1) Checklist Item #27: Existing Structures within 200 feet. The applicant has requested a partial waiver of this checklist item. Mr. Knutelsky recommends a temporary waiver for completeness only be granted with the applicant providing an exhibit at the hearing showing all structures within 200' of the subject property.
- (2) Checklist Item #48: Earthwork Summary. The applicant has requested a waiver of this checklist item. Mr. Knutelsky recommends a temporary waiver for completeness only be granted with the applicant providing testimony related to the import/export and movement of soils on this property for the project completion.
- (3) Checklist Item #52: Existing/Proposed Driveway Locations. The applicant has requested a partial waiver of this checklist item. Mr. Knutelsky recommends a temporary waiver for completeness only be granted with the applicant providing testimony related to operations of the exiting driveway serving this site.

A Motion was made by Mrs. Snyder and seconded by Mr. Guida to deem the application complete with the requested temporary waivers for completeness to items 27, 48 and 52 of the checklist. Roll Call: Ms. Kennedy, yes; Mr. Guida, yes; Mrs. Snyder, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried.

**NEW APPLICATIONS:**

**Ormat Montague Energy Storage – LUB 23-01 – Block 39, Lot 34 – US Highway Route 206 – Preliminary & Final Site Plan and Use Variance:**

A Motion was made by Ms. Kennedy and seconded by Mrs. Snyder to carry this application to the April 9, 2023 Land Use Board meeting without further notice to the surrounding property owners listed on the 200' list, but the applicant must re-advertise in the newspaper. Roll Call: Ms. Kennedy, yes; Mr. Guida, yes; Mrs. Snyder, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried.

**NEW BUSINESS:**

**Live/Work Zone – Farm Use:**

Mr. Haggerty indicated that this will be ready for the next regular meeting of the Land Use Board.

**GP7 Lots – Foreclosures:**

Mr. Haggerty indicated that these are subdivided platted lots. If the properties are auctioned off, it does not change the status of the property. If a developer comes in to develop the lots and variance approval is needed this is where they will end up. Mr. Zitone indicated that the lots are very small and may not meet the setback requirements to build. Mr. Haggerty indicated that if one developer acquires the lots, there may be a merger, which is something the developer may think about. The Assessor can combine vacant, undersized lots. Mr. Zitone indicated that this was a planned subdivision with roads designed, but never built.

Mr. Plotsky indicated that the memo to the board from the Township Committee, indicates they are asking for the Land Use Board's opinion as whether the properties either could be auctioned off at a reduced price by the Municipality to a single developer to be developed or whether the zone should 55 and over and to allow for single family homes. Mr. Haggerty indicated that the township did have the 55 and over zone, but it was changed. Mr. Zitone indicated that the township is trying to determine if it is worth spending approximately \$50,000 on foreclosing on these lots to sell them and get them back on the tax rolls. Mr. Knutelsky indicated that the ordinance for the R-4 Zone allows single family detached, single family semi-detached, and two-family detached. There is a multitude of housing you can put there. He indicated that during the master plan re-exam, they looked at this zone and tried to make this area available for a developer to come in and maybe not hold all those lot lines. Take the entire area and re-cut up the roads and develop it as an overall development was the idea. Not a developer on small individual lots. Looking at the constraint maps, it will be hard to do this.

**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. Zitone, yes; Mr. Ladonne, yes; Ms. Kennedy, yes; Mrs. Snyder, yes; Mr. Guida, yes; Mr. Dickson, yes; and Mr. Plotsky, yes. The Motion was carried.

**CORRESPONDENCE**

The correspondence was reviewed. No formal action was taken.

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**PUBLIC PARTICIPATION:**

The meeting was opened to the public.

Appearing before the board was Ed Zalinsky with regard to the GP7 Lots. He was concerned about the cost of developing the roads for these lots. He also stated that the owners also have liens for dues to the country club.

Appearing before the board was Domingo Gardos with regard to the GP7 Lots. He was concerned about the development of these lots.

Appearing before the board was John Carter with regard to the GP7 Lots. He was concerned about the development of these lots and the cost of the maintenance of the roads by the community corp.

There being no further public participation, this meeting was closed to the public.

**AJOURN**

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

Minutes prepared by:

SHARON M. YAROSZ  
Land Use Administrator