

PLUMSTED TOWNSHIP LAND USE BOARD  
December 7, 2010

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, December 7, 2010 at 7:30 p.m. in the Municipal Building with the following members present:

<u>  X  </u> Chester Broccoli, Chairman	<u>  X  </u> Robert Hardy
<u>  X  </u> Walter Bronson	<u>      </u> Glenn Ricciardi
<u>  X  </u> Ronald Dancer, Mayor	<u>      </u> Eric Sorchik
<u>  X  </u> James Dowd	<u>  X  </u> Wendy Galloway
<u>  X  </u> Miguel Garces	<u>  X  </u> John Mallon, Engineer
<u>  X  </u> Douglas Hallock, Vice-chairman	<u>  X  </u> Gregory McGuckin, Attorney
<u>  X  </u> Mark Reme	

Attorney McGuckin read the Open Public Meetings Act. A motion to accept the minutes of the November 16, 2010 meeting was made by Ms. Galloway and seconded by Mr. Hardy. Carried by roll call vote with Mayor Dancer abstaining.

**RESOLUTIONS:** The following resolution was read and memorialized:

**2010-07** - Approval of preliminary/final site plan with bulk variances. Yuen Kim Cheung, Block 19, Lot 23, on motion by Mr. Garces and seconded by Mr. Reme.  
YES: Bronson, Dowd, Galloway, Garces, Hallock, Hardy, Dancer, Reme and Broccoli.

**DISCUSSION:**

**Extension of time for 2010 Mining Permit, EME, Inc, Block 80, Lot 4**

Chairman Broccoli stated that he was in receipt of a letter from EME requesting an extension of time for their 2010 mining permit until January of 2011. Attorney McGuckin advised the Board that it would be necessary to adopt a motion authorizing the thirty (30) day extension and recommending to the Township Committee a temporary extension of their existing license. Engineer Mallon explained to the Board members the process of the permit. He said EME will be on the agenda for the January 4, 2011 meeting, after the reorganization portion. Attorney McGuckin suggested the extension be for forty five (45) days instead of thirty days to allow enough time in between the hearing in January and the adoption in February. Mayor Dancer asked if Jack Mallon could please include correspondence letters with the agendas. A motion to approve the forty five day extension was made by Mr. Hardy and seconded by Mr. Bronson. Carried by roll call vote.

Yes: Bronson, Dowd, Galloway, Garces, Hallock, Hardy, Dancer, Reme, Broccoli.

**2010 Year End Report**

Engineer Mallon recommended adoption with no recommendations in changes to the committee. A motion to accept the 2010 Annual Report was made by Ms. Galloway and seconded by Mr. Hallock. Carried by roll call vote.

Yes: Bronson, Dowd, Galloway, Garces, Hallock, Hardy, Dancer, Reme, Broccoli.

**Complete Application**

Mayor Dancer asked Engineer Mallon to draft a definition of a complete application in preparation for the legislation that becomes effective on May 5, 2011.

**INFORMALS:****Ron John Koczon, Block 76, Lot 18.01**

Mr. Koczon of 19 Cordwell Drive wants to construct a pole barn to house a shop in which to work on his race car. His property is 5 wooded acres. He would like to put the shop in the front of his house. Mr. Koczon stated that this is not a for-profit business and will only be used to work on his own personal race car. Engineer Mallon said he will need a variance to construct the building in front of the house. He showed the board members a plot plan of his property. Mr. Koczon was advised to bring a zoning/land use application and a copy of his survey, showing his house and the proposed building, to Mr. Mallon's office to discuss what he will need.

There being no further business, a motion to adjourn was made and seconded. Carried by all ayes. The meeting adjourned at 8:07 pm.

Respectfully submitted,

Kelly Creighton  
Secretary