

PLUMSTED TOWNSHIP LAND USE BOARD
February 1, 2011

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, February 1, 2011 at 7:30 p.m. in the Municipal Building with the following members present:

<u> X </u> Chester Broccoli, Chairman	<u> X </u> Walter Bronson
<u> X </u> Ronald Dancer, Mayor	<u> X </u> Glenn Riccardi
<u> </u> James Dowd	<u> X </u> Eric Sorchik
<u> </u> Miguel Garces	<u> </u> Wendy Galloway, Alternate #2
<u> X </u> Douglas Hallock, Vice-Chairman	<u> X </u> John Mallon, Engineer
<u> X </u> Robert Hardy	<u> X </u> Gregory McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. A motion to approve the minutes of the regular meeting of January 4, 2011 as mailed/e-mailed was made by Mr. Hallock and seconded by Mr. Riccardi. Carried by roll call vote with Mr. Bronson and Mayor Dancer abstaining.

RESOLUTIONS:

The following resolution was read and adopted: **2011-01**

1. Approval of a variance to construct a residential dwelling on an existing lot having no street frontage, David Bilotti, Block 55, Lot 135 on motion by Mr. Bronson and seconded by Mr. Riccardi. Carried by roll call vote.
YES: Bronson, Hallock, Hardy, Riccardi, Sorchik, Dancer, Broccoli.

AGENDA:

Mining License Renewal for 2011, EME Inc, Block 80, Lot 4

Engineer Jack Mallon read his letter of December 6, 2010. Keith Prince of EME was sworn in. Mr. Prince stated that the large dredge material projects have not come to EME; they mostly get smaller jobs. He asked that the Board extend the period of time between aerials to three years instead of every year because of the high cost and tough economic times. Engineer Mallon agreed that the aerial is probably not as important to do every year at this point since most of the activity is going on below the water level and the aerial would not show that. Engineer Mallon recommended instead a yearly survey done by a NJ licensed surveyor, especially since he personally does a site inspection/visit quarterly. The Board agreed to an aerial every three years or earlier if EME's activity increases. The survey should include edge of water for the pond, depth of water for the pond, location of the stock piles and height of the stock piles. The Board agreed to the waiver. Attorney McGuckin stated that a vote on the waiver was not required.

Open to the public. John Marchese of Longswamp Road was sworn in. Although he can appreciate the cost involved in the aerial photo, he is concerned that without it, things may fall through the cracks. He feels there should be some checks and balances in place. He is concerned about the buffers for the neighbors and asked that the Board keep this in mind because EME has become a large operation.

Theresa Errickson was sworn in. She stated her husband owns the property located directly behind EME. She said they love EME being there because they protect their property. No one can get back to the Errickson's property without EME stopping them and checking them out. They also like EME being there as opposed to a housing development.

Denis Krowicki of Route 539 was sworn in. He is concerned about the dust coming across the road. He said on some days it is so bad that it affects traffic. Mr. Prince said that most of the piles have been moved and they run the water truck as much as possible. EME agreed to run the water truck more often and to do some plantings. John Marchese stated that the winds come across his blueberry fields first. He suggested EME plant evergreen trees between the properties for a wind break. Closed to the public.

A motion to approve was made by Eric Sorchik and seconded by Walter Bronson. Carried by roll call vote.

YES: Bronson, Hallock, Hardy, Riccardi, Sorchik, Dancer, Broccoli.

RESOLUTION: (read and adopted same meeting) **2011-2**

Approval of recommendation to Township Committee for mining license renewal for 2011, EME Inc., Block 80, Lot 4, on motion by Mr. Sorchik and seconded by Mr. Hallock. Carried by roll call vote.

YES: Bronson, Hallock, Hardy, Riccardi, Sorchik, Dancer, Broccoli.

INFORMALS: None.

DISCUSSION:

Complete Application

Mayor Dancer asked the Board Engineer to prepare for the Board's review the definition of a complete application. The new law will go into effect on May 5, 2011.

There being no further business to discuss, a motion to adjourn was made and seconded. Carried by all eyes.

Respectfully submitted,

Kelly Creighton
Secretary