

PLUMSTED TOWNSHIP LAND USE BOARD  
November 15, 2011

The regular meeting of the Plumsted Township Land Use Board was held on Tuesday, November 15, 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>      </u> Ronald Dancer, Mayor	<u>  X  </u> Glenn Riccardi
<u>  X  </u> James Dowd	<u>      </u> Eric Sorchik
<u>  X  </u> Miguel Garces	<u>  X  </u> Wendy Galloway
<u>  X  </u> Douglas Hallock, Vice-Chairman	<u>  X  </u> John Mallon, Engineer
<u>  X  </u> Robert Hardy	<u>  X  </u> Greg McGuckin, Attorney

Attorney McGuckin read the Open Public Meetings Act. A motion to approve the minutes of the regular meetings of September 6, 2011 as mailed/e-mailed was made by Mr. Hallock and seconded by Mr. Riccardi. Carried by roll call vote with all ayes.

**RESOLUTIONS:**

The following resolutions were read and adopted:

**2011-06** - Approval for a variance to construct a dwelling on a lot not fronting on a public street, William and Janette Moore, Block 46, Lot 2, on motion by Mr. Hallock and seconded by Mr. Riccardi. Carried by roll call vote.

YES: Bronson, Dowd, Galloway, Garces, Hallock, Hardy, Riccardi, Broccoli.

**AGENDA:**

**Concept Plan for Major Subdivision. W. Bryce Thompson, Block 78, Lot 7.01.**

Attorney McGuckin stated that no notice was required to hear the concept plan; however, the Board could not take any official action on the plan. Engineer Mallon stated that the applicant had been to the Pinelands Commission, but has not received formal acceptance yet. The Thompson professionals just wanted to show the Board the results of that and then they will go back to Pinelands and get their certificate of filing and then come back to the Board for their preliminary and final approval. Geoffrey Brown understood that they were not getting a binding decision. He acknowledged that they still need to go back to Pinelands. Attorney McGuckin wanted it stated on the record that the Board was only hearing the concept plan and not approving anything now or in the future based on the meeting tonight. The Board can give no guidance or direction at this meeting.

Engineer Mallon read his letter of 10/12/11. Mr. Geoffrey Brown of Princeton Junction Engineering presented his drawings of the proposed subdivision. He explained that Pinelands required the subdivision to cluster. After a meeting with Plumsted Township and Pinelands, they reconfigured the lots. There are now 14 proposed lots with a 58.21 acre conservation easement in the center. That land could be donated to Pinelands, Ocean County or Plumsted Township since it cannot be farmed. That land must be allowed to revert back to woods, which has a lower runoff factor. It was the opinion of Mr. Brown that an ordinance change or a variance would be necessary for the lot areas. Engineer Mallon explained that the township is under consideration because of the Pinelands to review their ordinances and they may change by the time this case comes back. Attorney McGuckin reminded everyone that in order to file an application with the Board, the applicant will have to get a certificate of filing from the Pinelands Commission.

Open to the public; no response; closed to the public.

**Preliminary and Final Site Plan with Height and Use Variances. WYRS Broadcasting, Block 77, Lot 2.05.** Engineer Mallon read his letter of 10-27-11. The applicant and his professionals were sworn in. Mike Ridgway was the attorney representing the applicant. He stated that WYRS Broadcasting is a religious, non-profit, public service radio station. This is an existing tower that has been there for many years. The applicant is proposing to take down three existing antennas that are on the site along with three 1 ¼" cables which were left by the previous owner. They would like to install new antennas and cable. Bob Wick is the station owner and testified that the station is non-profit and educational. He stated that they provide public service programming, teaching and music programming, and cover community events. He said they are all volunteer and are Christian, family and community oriented. Mr. Wick testified that they will remove the existing antennas and cables and replace them with 2 smaller antennas and cables. Sheri Weber, a licensed engineer, described the proposed tower and equipment. She showed the Board drawings, labeled Z-1, S-1 and A-1. There will be no new improvements to the property. The Board asked that a condition be made that the existing equipment not being used be removed. Douglas Cowan, a licensed professional planner, was introduced. He stated that he was fully familiar with the application and feels the site is suitable for this use with no negative impact on the existing lot or surrounding area. Mr. Wick answered questions regarding cell phone interference, noise, wind and other transmission locations.

Open to the public; no response; closed to the public. A motion to approve the variances and application was made by Ms. Galloway and seconded by Mr. Riccardi. Carried by roll call vote. YES: Bronson, Dowd, Galloway, Garces, Hallock, Hardy, Riccardi, Broccoli.

#### **DISCUSSION:**

##### **Pinelands Amendments**

Dave Roberts spoke about the Pinelands Commission's proposed amendments, mainly concerning the mandatory clustering issue. He discussed the open space and drainage basins. Mr. Roberts said that he and Engineer Mallon will put together a memo and submit with a draft of the ordinance to Pinelands.

##### **Escrow Agreements as Part of Application**

Discussion regarding making an escrow agreement part of the application. This would ensure the professionals getting paid if the applicant walks away from the project without paying. It would make the property owner responsible in that case. The Tax Collector and CFO had concerns about making non-paid escrows lien-able. The Board asked for a letter from Ms. Madden and Ms. Peacock regarding their concerns.

**INFORMALS:** None.

There being no further business to discuss, a motion to adjourn was made and seconded. Carried by all ayes. The meeting adjourned at 9:40 pm.

Respectfully submitted,

Kelly Creighton,  
Secretary