

**Minutes Open Session  
Allamuchy Land Use Board – April 26, 2018**

The Allamuchy Township Land Use Board held a regular meeting on Thursday, April 26, 2018 at the Municipal Building. The meeting was called to order at 7:30 p.m., by Board Attorney Roger Thomas and he led the Board in the Pledge of Allegiance.

**STATEMENT:** Board Secretary Schemm announced that adequate notice for this meeting has been provided in accordance with the “Open Public Meetings Act.”

**SWEARING IN:** Board Attorney Thomas administered the oath of office to Charles Zukoski.

**ROLL CALL:**

**PRESENT:** Cristianna Gibbs, Maureen Shupe, Clara Bajc, James Cote, Jeff McDonnell, Scott Churchill, Charles Zukoski, Keith DeTombeur and Richard Evans.

**ABSENT:** Elliott Koppel, David Berkenbush, and Chris Metternich.

**ALSO PRESENT:** Board Attorney Roger Thomas, Board Engineer/Planner Paul Sterbenz, and Board Secretary Alfia Schemm

**ANNOUNCEMENTS:**

No announcements for this evening.

**MINUTES:**

The minutes of the March 22, 2018 meeting were distributed prior to the meeting. Ms. Shupe made the motion to adopt the minutes. Motion seconded by Mr. Evans. In a roll call vote, all were in favor, except for Mr. Zukoski, Mr. Churchill, and Mayor DeTombeur, who were not present at the March meeting and they abstained.

**OPEN TO THE PUBLIC:**

Chairwoman Bajc opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public.

**NEW BUSINESS:**

**#18-001 Allamuchy Corporate Center, Block 901, Lot 24.02**

Joseph O'Neill, Esq. was present on behalf of the Applicant and he viewed the proposal and the information (partial survey) that they will be providing. Board Engineer Sterbenz addressed the incompleteness items, the zoning analysis, and the requested waiver items, which were discussed with the Board and the Applicant. Attorney O'Neill stated that they will try to provide the additional information prior to the May 24, 2018 meeting.

Ms. Shupe made the motion to deem the application incomplete. Motion seconded by Mr. Zukoski. In a roll call vote, all were in favor.

**OTHER BUSINESS:**

**Marijuana Information**

Board Engineer Sterbenz briefly reviewed the materials that he emailed out, in regards to zoning considerations for marijuana, which were prepared for White Township.

He stated that the Township may want to begin researching potential policies/standards regarding the issue. Board Attorney Thomas touched on the "Right to Farm" Ordinance and Statute. Board Engineer Sterbenz also noted the draft State Legislation, pertaining to marijuana, that has been circulated. Ms. Gibbs stated that she did attend an informational meeting, a few months back, and she will try and see if she can locate the information and share it with the Board Professionals. She also suggested that we see what our neighboring Townships thoughts are on this matter. The Board continued to discuss the matter and the procedure to disseminate information.

The meeting was opened to the public. With there being no public comment, the meeting was closed to the public.

**MEMORIALIZING RESOLUTIONS:**

**#17-002 PMG NJ, LLC, Block 702, Lot 1.01**

Board Attorney Thomas reviewed some suggested modifications to the draft Resolution that was distributed.

Mr. Cote made the motion to adopt the Resolution as amended and discussed this evening. Motion seconded by Ms. Shupe. In a roll call, all were in favor, except for except for Mr. Zukoski, Mr. Churchill, and Mayor DeTombour, who were not present at the March meeting and they abstained.

**OTHER:**

Board Attorney Thomas stated that there was a prior discussion regarding the referral of applications to the Warren County Mosquito Control Commission. He stated that he would suggest that the Township checklists be modified to include that requirement, if the Board chooses to do so.

Mr. Churchill made the motion to recommend that the Township checklists be modified to require the referral to the Warren County Mosquito Control Commission. Motion seconded by Ms. Gibbs. In a roll call vote, all were in favor.

Ms. Bajc reminded everyone to file their Financial Disclosure Statements.

**ADJOURNMENT:**

In a motion made and seconded the meeting adjourned at 8:08 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
8/21/18