



**MERCHANTVILLE JOINT LAND USE BOARD
MINUTES**

Tuesday, March 13, 2018, 7:30pm

1. Call to Order. The Chairman called the meeting to order at 7:30 pm.
2. Pledge of Allegiance. The Board conducted the Pledge of Allegiance and moment of silent reflection.
3. Roll Call. The Board members in attendance were the following: Chairman Patrick Brennan, William Lammey, Griffin Kidd, James Urricchio, Sean Fitzgerald, Jessica Stewart, Louis Fiume. Also present were Matthew Madden, Esq., Board Solicitor, and Mara W. Wuebker, PP/AICP, Community Development Director.
4. Resolutions. A motion was made by Mr. Lammey, and seconded by Ms. Stewart, to adopt Resolution # 2017-15, in the matter of 114 Leslie Avenue (Block 53, Lot 6) for a proposed addition; the Solicitor recounted that the application was denied, due to a split decision (4-4). The two other Board members who voted to deny the application approved the minutes. Mr. Kidd and Mr. Uricchio did not participate in the vote.
5. Minutes. A motion was made by Mr. Lammey, and seconded by Mr. Kidd, to adopt the minutes of the October 10, 2017, November 28, 2017, and December 12, 2017 meetings. The Board unanimously approved the minutes.
6. Discussion/Adoption. The next order of business was the 2017 Annual Report to Borough Council. The Board Solicitor explained the nature of the report, which summarizes the various applications the Board has reviewed over the past year. The Chair remarked that this is a helpful analysis because if the Board sees redundant types of applications, it would be beneficial for Council to be aware of this, and the Board may want to recommend amendments to the Zoning Ordinance. Mr. Madden explained that he always leaves room at the end for any additional Board comments. There were no requests to supplement the report with additional matters for Council consideration. A motion was made by Mr. Kidd and seconded by Ms. Stewart to adopt the report and forward it to Council for their consideration. Upon motion duly made and seconded, the Board unanimously approved the adoption of the 2017 Annual Report.
7. Public Comments. No members of the public were in attendance.

8. Professionals' Comments. Ms. Wuebker explained that Council adopted an amendment to the sign ordinance (18-03) that is intended to allow for more flexibility for signage in the business districts, including allowing A frame signs and not requiring a permit for temporary signage. She noted that she will likely propose some additional considerations for Council with regard to signage. Additionally, HPC has expressed their concerns for more clarification.

Ms. Wuebker also reminded Board members that Mr. Licata, Ms. Stewart, and Mr. Fiume are registered for upcoming NJPO Board Training. Mr. Kidd requested the dates for this year because he would also like to register.

Ms. Wuebker explained that Board agendas and documentation will be available electronically on the google drive and that hard copies will be available, at least in the short term, in the newly created mailbox for JLUB (and HPC) in the upstairs conference room. Ideally, in the future, everything except plans would be electronic copies. Several members were having difficulty accessing the google drive or saving the link on their hard drive. Mr. Kidd mentioned that the Board has the ability to use chrome books, like Council does. Ms. Wuebker will look into this as the Borough is trying to become more efficient and produce less paper waste.

9. Board Comments. Mr. Lammey warmly welcomed Ms. Wuebker as an employee of the Borough. Mr. Kidd announced that the Green Team meets on the 3rd Thursday of the month at 8pm at the Blue Monkey Tavern. There was some discussion regarding hand written signs in storefront windows that Code Enforcement should pursue. Ms. Wuebker will relay Board comments to Mr. Patti and Mr. Connelly.
10. Correspondence. Ms. Wuebker explained that she will also be including non-agenda matters, such as miscellaneous correspondence, received from time to time on the google drive. This month, she received a letter from PSE&G that notifies the Board of tree trimming activities. It is a general letter providing notice on a regional basis. It does not provide specific locations of tree trimming activities.
11. Adjournment. A motion was made by Mr. Kidd and seconded by Mr. Fitzgerald to adjourn the meeting. The Board unanimously approved adjournment. The meeting ended at 7:50pm.