CITY OF ESTELL MANOR

MEETING MINTES

PLANNING & ZONING BOARD

APRIL 26, 2023

The regular meeting of the Estell Manor Planning Board was held at the City Hall, 148 Cumberland Avenue, Estell Manor, New Jersey. The Chairman advised the meeting is in compliance with the Open Public Meeting Act of the State of New Jersey. The meeting was called to order at 7 p.m.

**FLAG SALUTE AND MOMENT OF SILENCE**

**ROLL CALL:**

Present: Aaron Buchanan, Monty Holt, Jeanne Olsen, Dennis Miller, Stephen Teasenfitz, Samantha Ambrose, Carolyn Wigglesworth and Chairman Al Barbetto.

Absent: Christine Masker, Karen Mesler and Joseph Condo.

Also in attendance were Wayne Caregnato, Zoning Officer and Richard Carlucci, Board Solicitor.

David Scheidegg was not present.

**APPROVAL OF THE MARCH 22, 2023 REVISED MEETING MINUTES**

A motion to approve the minutes was made by Mr. Miller seconded by Mr. Holt, and approved. Abstain: Ambrose.

**RESOLUTIONS**

1. GRACE ALLEN SILAS LLC – BLOCK 42 LOT 19 – RESOLUTION NO. 2-2023

A motion to adopt the resolution was made Mr. Miller, seconded by Mr. Buchanan, and approved. Abstain: Ambrose.

**ZONING REPORT**

Mr. Caregnato informed the board he and Chase have been in virtual court for property maintenance issues. He stated that he has sent a final notice for the trailer on Walker Forge Road. The property is in an LLC and he is trying to find the name to send a summons. He discussed Airbnb’s and possibly amending the zoning code to address the matter.

**DISCUSSION**

David Kelton, 159 Broad Street, Estell Manor, was present to discuss possible revisions to Section 380-14 A (3) (a) of the zoning ordinance so that anyone building a residential structure on an undersized lot would have to occupy it for at least one year. The ordinance currently states the developer must be an immediate family member.

Mr. Teasenfitz asked how this type of change would benefit the city. He stated that if the Pineland Commission has a concern about animals or vegetation, they would require an environmental impact study be done. He stated there are currently 757 residences in the city. The buildout for the city based on the Pineland Comprehensive Management Plan is approximately 1,200 to 1,300. He also referred to clustering. He further stated the developer has owned the lots for many years. The developer will have to purchase property in the city that will become part of this lot and deed restricted against further development. Mr. Kelton stated a benefit in granting the change would be for tax revenue. He. stated the owls, snakes and bald eagles are in danger of losing their habitat.

Mr. Kelton stated that he moved here to be secluded. He does not want anyone building next to him. The lots in the area are mostly 5 acres. His property is one acre and he is trying to purchase additional land from the City.

Mr. Caregnato discussed undersized lots of record. In order for the property owner to make any money he must develop the lots himself according to the Pinelands requirements and then sell the improved lots. He also discussed the Pineland Commission process and informed the board that he is opposed to this change. He is not in favor of adding a time frame to the ordinance.

Chairman Barbetto stated that he does not see a problem with the existing ordinance.

Solicitor Carlucci stated that typically city council refers a proposed amendment to the board and asks for a recommendation which they can accept or reject. However, Mr. Kelton has already presented his request to committee and they have referred him to the planning board. He stated the board can make a recommendation but not a referral.

A motion was made by Mr. Teasenfitz and seconded by Mr. Buchanan to make a recommendation to City Council to keep Section 380-14 A (3) (a) unchanged for reasons stated by the board. The motion was approved with all in favor.

**PUBLIC PORTION**

A motion to open the meeting to the public was made by Mr. Buchanan, seconded by Mr. Miller, and approved.

David 159 Broad Street, stated when he attends the meetings only zoning issues are discussed. He asked when the board discusses planning issues.

Mayor Owen joined the board at this time.

Mr. Teasenfitz stated that in January the board discussed the Pineland Comprehensive Management Plan and they continue to discuss master plan issues. Mrs. Owen stated the Master Plan reexamination must be completed by September 2024.

Mr. Holt suggested the board hold a special meeting once each quarter to discuss planning issues. The meeting should be advertised so the public can participate. He feels the board should be proactive to discourage large developers to come in and change the city.

Hearing no further comment, a motion to close the public portion of the meeting was made by Mayor Owen, seconded by Mr. Buchanan, and approved with all in favor.

Chairman Barbetto announced that Walter Dilg has submitted his resignation from the board. The board will send a letter to him thanking him for his time and dedication.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Mayor Owen, seconded by Mr. Holt, and approved. The meeting was adjourned at 8:00 p.m.

Submitted by,

Shelley Lea

Planning/Zoning Board Secretary