

MINUTES

City of Salem Planning Board

Date | time October 26, 2023 at 6:38pm | *Meeting called to order by* Gary Cecil

In Attendance

Members:

Gary Cecil, William Corbin, Charles Bailey, Ben Ford, Lou Perry, Earl Gage and Jason Mortiz

Staff:

Adam Telsey, Aileen Westcott

Approval of Minutes

The minutes from the June meeting were approved after amending that Ben Ford was in attendance.

Old Business

- Lou Perry questioned Council on funding and repercussions of Planning Board members not being certified.
- Earl stated that money had been found in the Mayor's funds and Gary Cecil has already taken the class.
- Read State compliance for classes
- Discussion on classes and what would be available for 2024.
- Gary described classes and resources.
- Send link to classes when available and order books for everyone.

New Business

Presentation- Planning Director at BRS Alisa Drooker Goren, NJ Planner License # 33L100641400

Packet was added as exhibit A1

Powerpoint was added as exhibit A2

Questions were brought up about the City's Masterplan and zoning maps. DCA is paying for and creating a Masterplan.

Lou asked Alisa "When the report was completed?" Alisha said as of today.

Jason – "What does vacant mean?" Alisha – Undeveloped

Lou thanked Alisha for her presentation, noted there was no difference/ changes from draft.

Alisha stated that Lot 3 does not meet any of the criteria for redevelopment. There is a regulation that allows the lot to be included in the Redevelopment Plan because it is surrounded by the lots included in the plan.

Open Public Discussion

Approval: 1st by Earl Gage, 2nd by Ben Ford

Passed by all

Floor Opened to Kathy Ridley (465 E Broadway, Salem), she was sworn in.

- Concerned about her property and sale if purchased by someone.
- Adam answered that nothing changes, but property could be worth more money. Could change zoning or add permitted uses.
- Ben specifically mentioned that the City cannot take the property.
- Earl gave explanation of the property and how it came to be.
- Earl recognizes what is being said and wants to protect Kathy's house.
- Potential manufacturing site on large lot included in redevelopment plan.
- Kathy's property is the only property in the City to have a septic system.

Close Public Discussion

Approval: 1st by Ben Ford, 2nd by Earl Gage

Approved by all

Discussion

-Adam explains what is needed to approve the plan.

- Resolution will be modified

- Lou questioned public notice given for meeting. It was explained how letters were mailed out certified notifying everyone within a 200ft of the meeting.

- Adam provided a resolution to move everything along and finalize plan. No additional research was done on properties added to plan from first time. Adam relied on planner for this information.

- Lou asked how this will affect the possible sale of water/sewer plant. Adam informed that is unclear until a redevelopment plan is created by the City.

- Earl – making it simple- resolution says we reviewed everything from BRS and agree with it with the possible exception of residential property located on Lot 3.

- Being zoned redevelopment, house can be eligible for federal funding to keep it historic.

- Redevelopment agreement with the City is needed before anything can be done.

- Adam gave examples of how these things are done in Carney's Point.

- Ben asked "Does Planning Board review site plans based on ordinance or overlay zoning?" The standard will be what is in the redevelopment plan. This will essentially become a standard site plan.

- Goes to Council then to DCA for finalization.

- Earl would like to add protective language for sparing Lot 3. Wants it noted as a National Historic Registry site.

- Earl motioned to approve resolution 2023-07 with amendment about Lot 3 added. 2nd by Charles.

Everyone approved, with the exception of Lou Perry who abstained since he didn't feel he was given all information in enough time to fully evaluate everything correctly.

Next Meeting

TBD

Motion to adjourn was made at 8:18pm and passed unanimously.