

On March 23, 2016 the Newbury Township Zoning Commission (ZC) held their regularly scheduled monthly meeting in the upstairs meeting room of the Newbury Town Hall. Jerry Hudak chairman, called the meeting to order at 7:00 p.m. with Mike Nelson, Ed DeIuliis, Steve Boughner and Margaret Avalon present.

Ed DeIuliis moved to approve the minutes of the February 24, 2016 ZC meeting, Mike Nelson seconded the motion that was approved by unanimous vote. The question was raised concerning the attendance record of Jessica Rivera and Tricia Hajma.

Jerry Hudak addressed the updating of Conditional Uses to meet today's business and technology needs. Certainly alternate energy – solar was one area the board should go forward with.

Sec. 24.01 C: It was agreed to revise the ZC definition of PV panel to solar module . Discussion continued regarding the height of solar arrays – the board agreed on 25 ft. maximum height allowed. The board agreed to revise item #9 to read “shall have” vs. ”having” ..a grid storage battery ...etc.

Margaret Avalon moved and Mike Nelson seconded these proposed changes. Mike Nelson agreed to revise the alternate energy sections for ZC members vote at the next meeting.

Marge Hrabak updated the ZC on the latest BZA hearings for a Use Variance for expansion of Precious Cargo Transportation into an R-1 area and the Area Variances requested by Dollar General that were rescheduled for April 5, 2016.

Margaret Avalon said she thought the Home Occupation list should include: Business Consultant, Interior Decorator, Locksmith, General Contractor – example self-employed electrician to name a few. She questioned whether these would be considered Class I or II Home Occupations.

She cited other needed changes:

Art.VII, pg. 94 E – landscapers should be permitted in B-1

F – vehicle sales “ “ “ with a Cond. Use.

She noted that all permitted uses in R-1 are permitted in B-1.

Jerry Hudak asked Mike Nelson to email revisions to the ZC board.

Jerry asked the ZC to address the annual election of officers.

Mike Nelson nominated Jerry Hudak for Chairman, Margaret Avalon seconded the motion. With no other nominations, the motion passed by unanimous vote.

Ed DeIuliis nominated Mike Nelson for Vice Chairman, Margaret Avalon seconded the motion. With no other nominations, the motion passed by unanimous vote.

Jerry Hudak summarized the ZC priorities for the next meeting:

Solar panels for amendment & Additions to the CU list.

Jerry said he would contact Lou Tomsic and Ray Fidel for their BZA input.

Jerry Hudak said the next regularly scheduled ZC meeting would be held on April 27, 2016 at 7:00 p.m.

The board agreed that the next zoning amendment should contain alternate energy and any recommended changes to Conditional Uses.

Mike Nelson moved to adjourn the meeting, Jerry Hudak seconded the motion that passed by unanimous vote at 8:45 p.m.

Signatures of the Zoning Commission:

Jerry Hudak, Chairperson

Mike Nelson, V. Chair

Margaret Avalon, 1st alt.

Steve Boughner

Ed DeIuliis

Tricia Hajma, 2nd Alt

Attest: Marge Hrabak, Sec'y,

Date: