

On January 27, 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 and Steve Boughner present.

Mike Nelson moved to approve the minutes of the December 9, 2015 ZC meeting, Ed DeIuliis seconded the motion that was approved by unanimous vote.

Doug Chapin, the BZA applicant who appeared before the ZC at their last meeting requesting that landscapers be a permitted Conditional Use in B-1, has withdrawn his BZA appeal – it was determined that the 2 acre lot was too small to accept an on-lot septic system. Mike Nelson referred to Sec. 6.04 to read the permitted list of conditional uses (all have restrictions). He said he felt that if the use was not prohibited it should qualify for a Use Variance.

Jerry Hudak noted that the Solar One alternate energy representative invited to join us this evening has not appeared. He said he would continue the solar alternative investigation.

Because the full ZC board was not in attendance, Jerry Hudak asked to postpone the re-organization and election of officers to the next meeting.

**Jerry Hudak said the next regularly scheduled ZC meeting would be held on February 24, 2016 at 7:00 p.m.**

With no further business on the agenda, the meeting was adjourned by unanimous vote at 7:35 p.m.

Signatures of the Zoning Commission:

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Jerry Hudak, Chairperson

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Mike Nelson, V. Chair

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Margaret Avalon, 1<sup>st</sup> alt.

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Steve Boughner

\_\_\_\_\_  
Ed DeIuliis

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Tricia Hajma, 2<sup>nd</sup> Alt

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Attest: Marge Hrabak, Sec’y,

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Date: