

*Where New Ideas & Traditional Values Prosper*

**NEWBURY TOWNSHIP ZONING**  
Ruth Cavanagh – ZONING SECRETARY  
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**Zoning Commission Meeting Minutes**  
**April 24, 2024 7:00 p.m.**

Chairman Jerry Hudak called the meeting to order at 7:00 p.m. Members present were Jerry Hudak, Steve Boughner, Ed De Iuliis, Dave Fabig. Trustee Greg Tropf in attendance. Jim Lang absent. Minutes of February 29, 2024 moved by Boughner, second by Fabig, approved unanimously.

Tropf gave a brief update of Township information. Restful Lake had inquiry regarding, if their HOA was disbanded, would Newbury Township take over road maintenance? No.

Discussion of Landscaping section of ZC book, 6.0, relating to composting, mulch. Hudak stated waiting on advice from Linda Applebaum with decision. There is need to have Landscaping as 'permitted' use vs. 'conditional' use, amend the code, set public hearing at ZC, and public hearing at Trustee meeting. Boughner stated need to either void and replace, or add references to permitted, see 6.01 H 14-16. Discussion of mulch catching fire in the past, needs to be addressed. Hudak stated to not allow composting or mulch on site. Boughner stated alternative would be to restrict size, have water access as preventative, rather than eliminate. Tropf added that EPA has inspected TRC Landscaping; there is a containment system.

De Iuliis inquired if Landscaping permits retail sales of plants/flowers? Does this create a parking/traffic problem? Hudak stated No, just the Landscape Definition. Boughner stated flowers comes under heading of Nursery, not Landscaping. Tropf mentioned example of Bremec selling everything. Hudak stated he needed clarification from ZI Boksansky on this subject.

Tropf discussed the parking lot spaces issue, that it will come up again while looking at Landscaping revisions. Fabig asked about retail, restaurants. De Iuliis mentioned that the restaurants parking lots are packed on Friday evenings. Concluded there are different standards of parking needed for each type of establishment; need to be looked at and revised if necessary. Boughner would like to see sizes of parking lots reduced.

Fabig stated he still needs a ZC book, Hudak will follow that up with ZI. Also that there needs to be a plan/agenda of what ZC will consider, in order, at meetings. Boughner agreed, example of POD being listed frequently in the ZC book.

Boughner moved, De Iuliis second to adjourn at 8:00 p.m. Next meeting May 22, 2024 at 7 p.m.

Respectfully submitted,  
Ruth Cavanagh, Sec'y.

Minutes of 7-24-24

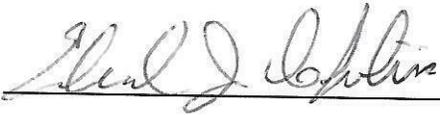
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Jerry Hudak



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Steve Boughner



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Ed De Iuliis



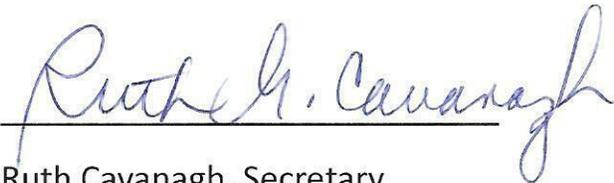
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Dave Fabig



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Jim Lang



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Ruth Cavanagh, Secretary