



*Where New Ideas & Traditional Values Prosper*

**NEWBURY TOWNSHIP ZONING**  
Ruth Cavanagh – ZONING SECRETARY  
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**Zoning Commission**  
**January 22, 2025 7:00 pm**

The regularly scheduled, sunshined meeting of Newbury Zoning Commission was called to order at 7:00 pm By Chairman, Jerry Hudak. In attendance were ZC members Hudak, Lang, De Iuliis, Boughner, Fabig, Secretary Cavanagh, Trustee Tropf.

The minutes of October 30, 2024, were moved by Fabig, second by DeIuliis to be approved, Ayes all. Township update given by Tropf regarding Sidley/SRM, BZA hearing of 1/21/25 has been continued to 2/25/25.

Boughner stated that he and Fabig have worked together to come up with a Landscaping definition. The intention is to Define, then go in the B1 section to make revisions. Hudak referred to Article 6, B1 section of the zoning resolution book.

Definition: Landscaping; A business that provides residential and/or commercial grounds maintenance, landscaping construction, supplies and materials. Landscaping provides storage and/or maintenance facilities for equipment, or accepts bulk materials used in businesses that provide these services.

Fabig to send this definition to Linda Crombie at the Planning Commission for review.

Questions arose. What about outdoor kitchens? Regulating size of mulch piles? Consequences for long-burning mulch piles/ Time limits on storage of yard debris? Mandating firm structures to boundary commercial mulch piles? Discussion continued, many of the unknowns can be dealt with under bullet points.

The question of what does conditional use entail was answered by ZI Joyce; Conditional use must go in front of the BZA, AND it goes with the owner. CU's are to be reviewed every 5 years. However a Use Variance goes with the land.

Hudak mentioned the need to have elections for Chair and Vice Chair at the next meeting. Next meeting date is February 26, 2025 at 7:00pm.

Respectfully submitted,  
Ruth Cavanagh, Secretary



Jerry Hudak



Steve Boughner

X

Ed De Iuliis



Dave Fabig



Jim Lang



Ruth Cavanagh, Secretary