

**JOINT LAND USE STUDY IMPLEMENTATION  
NAS JRB NEW ORLEANS**



**---MEETING MINUTES---**

**ADOPTED 1/7/2014**

Technical Group Meeting

November 13, 2013, 4:00pm – 5:30pm

Plaquemines Parish Library, 8442 Louisiana 23, Belle Chasse, LA

Participants:

- Diana Alfortish | Pivach Real Estate
- Bonnie Buras | Realtor, Coldwell Banker TEC Realtors
- Phyllis Difebbo | PPG, Planning, Zoning and Permitting
- Jeff DiMarco | PPG, Planning, Zoning and Permitting Board
- Ken Dugas | PPG Engineer
- Nancy Fridge | Pleasant Ridge Estates Neighborhood Association
- Belinda Hazel | PPG Assessor's Office
- Allen Hero | Hero Lands Co.
- Bruce Keller | NAS JRB New Orleans
- Terri Wilkinson | Jefferson Parish Planning
- Jim Woodard | PPG, Planning, Zoning and Permitting Board

Absent:

- Todd Eppley | PPG, Planning, Zoning and Permitting Board
- Suzanne Farrar | Stonebridge Neighborhood Association
- Leo Palazzo | PPG, Parish Attorney
- Benny Puckett | PPG, Grant Administrator
- Tiffany Scot Wilken | JP, Director of Code Enforcement
- Robert Spears | PPG, GIS Dept
- Michael Stack | LaDOTD

- 
- Dwight Norton | GCR Inc.
  - Tyler Antrup | GCR Inc.
  - Tyson Smith | White & Smith LLC

Discussion:



**JOINT LAND USE STUDY IMPLEMENTATION  
NAS JRB NEW ORLEANS**

**RE: November 13, 2013 Technical Committee Meeting Minutes**

**a. Review and Approve Minutes from the 10/15/13 Technical Committee Meeting**

D. Alfortish asked that the minutes be amended to reflect that she was present at the meeting. She also stated that she was aware of more future developments that needed to be included in the comprehensive list of future projects. She agreed to relay these to GCR after the meeting. B. Keller motioned that the group approve the minutes from the 10/15/13 meeting, the motion carried unanimously.

**b. Update on draft zoning ordinance**

P. DiFebbo informed the group that the new zoning ordinance would still require work before it would be adopted. It was estimated that adoption could take place around April of 2014. It was discussed that the new zoning ordinance is an important part of completing the JLUS Implementation since some implementation solutions may rely on the zoning code and its language.

**c. Introduction of website and review mapping tools**

D. Norton introduced the JLUS Implementation website that is now live and located at [www.jlusneworleans.com](http://www.jlusneworleans.com). He also introduced the committee to the password-protected committee member portion of the website that will contain working documents and draft meeting minutes. He gave a brief walkthrough of GCR's interactive mapping tool that will be available to committee members for review of the various maps used throughout the process. Group agreed that all approved meeting minutes will be posted to public portion of the website.

[www.jlusneworleans.com](http://www.jlusneworleans.com)

Committee Login: JLUSComm

Password: JLUS2013

**d. Implementation Tools Discussion**

Continuing the discussion that began at the October 15 meeting, D. Norton and T. Smith introduced the final implementation tools to be considered.

Servitudes and Easements reviewed. Discussion of how this type of tool was used on the property north of the base, through the Trust for Public Land and then the transfer of that land to Plaquemines Parish. B. Keller asked where an easement is appropriate. T. Smith indicated this is to be determined by Committee but based on noise and APZ, undeveloped areas southwest of the base are likely candidates for consideration.

Acquisition Strategy reviewed. D. Norton discussed the various ways in which acquisition can be implemented. It was asked if land owners in the areas that could potentially be slated for acquisition were aware of this process and if they were interested in having their property acquired. It was discussed that acquisition at this point is only a tool among a number of tools, and is unfunded, meaning any plan to acquire property would be just a plan until funds became available. B. Keller emphasized that the base has no interest in purchasing or taking ownership of any more land. B. Woodard expressed concern that potential property owners should be contacted first to weigh interest



**JOINT LAND USE STUDY IMPLEMENTATION  
NAS JRB NEW ORLEANS**

**RE: November 13, 2013 Technical Committee Meeting Minutes**

before consideration of this tool. J. DiMarco suggested from a property owner's perspective acquisition at fair market value be the first choice, instead of use restriction. After discussion group agreed to keep acquisition as a tool for now and develop further.

Memorandums of Understanding reviewed. One of MOUs roles is to establish details of communication between parties on multiple issues. T. Smith reviewed the current Statement of Understanding drafted during the 2010 JLUS study phase. T. Wilkinson asked if parishes each have own MOU; T. Smith responded can be separate or together with one or multiple MOU's; the structure is flexible and depends on the parties' preference. B. Keller expressed that this kind of tool would be a good way to move forward as it leaves ample room for negotiation. D. Norton asked when an MOU should be introduced in the implementation process. T. White recommends including development from the beginning rather than waiting until the end of the process, as some form of MOU is likely appropriate, particularly related to formalizing communication processes.

Comprehensive plan amendments reviewed. T. Smith stated that the Jefferson Parish master plan makes no mention of the NAS/JRB New Orleans and that the new Plaquemines Parish master plan makes several mentions, but does not establish specific planning policies around the base. T. Wilkinson also indicated JP has an amendment process for as needed changes should that be necessary going forward.

K. Dugas discussed a number of infrastructure projects currently underway in addition to the ones review last month. These include new water mains down Walker Road and pursuit of new pump station off Walker Road for additional drainage capacity. BKI is currently conducting a drainage study for the entire area.

**e. Next Steps**

Next meeting set for Wednesday, December 11 at 4pm in the Plaquemines Public Library



**JOINT LAND USE STUDY IMPLEMENTATION- NAS JRB NEW ORLEANS**

Technical Committee Meeting, November 13, 2013- 4:00pm

Name	Company	Phone	Email
Tyler Antunp	GCR	504 304 0718	tantunp@gcr1.com
Phyllis DiFebbo Kass	Plaquemines	504-297-5338	p-difebbo@plaqueminesparish.com
Diana Alfertish	Pivach	504-481-6574	dalfertish@pivach-realestate.com
Jeff DiMato	Plaquemines Zoning	504-393-1648	plagr2@att.net
Belinda Hazel	PPAO	504 297-5256	bhazel@plaqueminesparish.com
Allen Hero	Hero Land	504-394-5188	heroland@att.net
Jim Woodard	ZONING Bd	504.382.0797	jwpc@gmail.com
Bonnie Bunas	Realtor Coldwell Banker	504-909-3020	BonnieBunas@CBK.com
BRUCE KELLER	NAS/JRB NEW ORLEANS	504 678 9941	BRUCE.KELLER1@NAVY.MIL
Nancy Fridge	Pleasant Ridge Estates	504.393.8983	nancy@pjbutler.com





## JOINT LAND USE STUDY IMPLEMENTATION- NAS JRB NEW ORLEANS

Technical Committee Meeting, November 13, 2013- 4:00pm

Name	Company	Phone	Email
TERRI WILKINSON	JEFF PARISH PLANNING	736-6337	TERRIWILKINSON@JEFFPARISH.NET
KEN DUGAS	PPG-ENG	297-5343	KEN.DUGAS@PLAQUEMINESPARISH.COM

