

MINUTES
ISLAND HEIGHTS PLANNING BOARD – May 9, 2019

The regular meeting of the Island Heights Planning Board was called to order by Chairperson Noble at approximately 7pm. Following the flag salute roll call was taken and present were: Sean Asay, Bob MacNeal, Joe Connors, Karen Kier, Lynn Pendleton, and Terry Brady and Mike O'Donnell. Absent: Robert Baxter, Jon Brodbeck, Don Roberts and Frank Wetta.

Motion to hold the approval of the minutes from the April 11, 2019 to the June 20, 2019 meeting was made by Mr. Asay:.

Roll Call Vote:

Mr. Noble	Yes	Mr. Connors	Yes
Mr. Asay	Yes	Mr. MacNeal	Yes
Mr. Baxter	Absent	Mr. Roberts	Absent
Mr. Brodbeck	Absent	Mr. Wetta	Absent
Mr. Bendel	Yes	Ms. Kier	Yes
		Ms. Pendleton	Yes

Application for Block 34, Lot 9 – 221 VanSant Avenue, Island Heights, NJ.

Mr. Brady swore in the applicant, John Scott Susich of 113 Poe Avenue in Toms River, NJ.

Mr. Susich is seeking a variance for the Expansion of an existing non-conforming structure at Block 34, Lot 9 – 221 VanSant Avenue in Island Heights, NJ.

Mr. Susich stated that he is seeking this variance based on the structural standpoint that he is not expanding out, only up. He stated that the 2nd floor addition would not be out of character for the area. He and his wife are planning on becoming full time residents of Island Heights in the near future, and the home the way it is would not be conducive to that. They plan to try and restore the home to the 1930's style that it was originally built. They will be reclaiming the front porch as living area and wish to expand the second story to include a Master Bedroom, Master bath, 2nd bedroom, second bath and a laundry area.

Mr. Asay commented on drawing #1 that was submitted by the applicant. Mr. Asay wanted to know what the current height of the home is now. The applicant stated that right now the height is 21 feet. The addition they are seeking the variance for would raise the height to 29 feet, so they will be adding 8 feet to the structure. Mr. Susich also commented that the existing structure is 40 feet long and they do not intend to increase that size. They will preserve the existing pitch length of the roof. Currently the space is being used as an attic.

Mr. Noble stated that the applicant is asking the board to grant a variance allowing him to increase the size of a non-conforming structure. He questioned whether there were already variances that were granted on this property in the past, and if so, why should another variance be granted.

Mr. Brady commented that the applicant is not reducing the degree of non-conformity with the front and side yard setbacks. It is currently being used as a single-family residence and there is no hardship in keeping it as a single-family residence. The applicant stated that they are not making the non-conformity any better, but they also are not making it any worse.

Mr. Noble opened the public portion of the hearing.

Mr. Kenneth Grenlich of 217 VanSant Avenue in Island Heights, NJ had comments. Mr. Grenlich has concerns about the height of the structure. He stated he has lived there for 5 years, and he was denied making any major improvements such as the one Mr. Susich is proposing. His concerns are the closeness of the house and the height of the proposed alterations. He is concerned the new height will block his view and also cast a shadow on his house, blocking the sunlight that he currently gets. He and the applicant chatted briefly about the improvements and introduced themselves as neighbors. They had an amicable discussion.

No other residents had comments.

Motion to carry decision until the next meeting was made by Mr. Bendel. No second, the motion was denied.

Further discussion was held by the Board about the hardship and compromise. It was stated that as long as the improvements are done according to the plan, they didn't see a good reason to deny the application.

Motion to approve the application was made by Mr. Asay and second motion was made by Ms. Pendleton.

Roll Call Vote:

Mr. Noble	No	Mr. Connors	Yes
Mr. Asay	Yes	Mr. MacNeal	Yes
Mr. Baxter	Absent	Mr. Roberts	Absent
Mr. Brodbeck	Absent	Mr. Wetta	Absent
Mr. Bendel	Yes	Ms. Kier	Yes
		Ms. Pendleton	Yes

The application for 221 VanSant Avenue in Island Heights, NJ is approved.

Additional comments/announcements by the board:

Mr. Asay made a motion to appoint Kristen Rocco as the new Planning Board Secretary. Unanimous vote to approve was made by the board members.

Mr. Asay announced his resignation from the planning board to accept a position as the Deputy Clerk of the Borough of Island Heights.

The Mayor announced that he was appointing Andy Parks as a new alternate member of the Board.

Also announced, was that Lynn Pendleton was appointed to a seat on the Borough Council and she will now be the Borough Council representative on the Board.

The Board voted unanimously in favor of moving the meeting from June 13, 2019 to June 20, 2019 due to scheduling conflicts.

Motion to adjourn the meeting at 7:50pm was made by Ms. Pendleton, second by Mr. Noble. Unanimous Voice Vote.

Respectfully Submitted by Kristen M. Rocco