

MINUTES
ISLAND HEIGHTS PLANNING BOARD – September 12, 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 William Noble, Bob MacNeal, Lynn Pendleton, Joe Connors, Robert Baxter, Don Roberts, Frank Parisi, and Terry Brady. Absent: Andrew Parks, Jon Brodbeck, Frank Wetta, and Karen Kier.

Mr. Brady swore in Frank Parisi as a new alternate to the Planning Board.

Motion to approve of the minutes from the April 11, 2019, May 9, 2019, and June 20, 2019 meeting minutes was made by Mr. Nobel.

Roll Call Vote:

Mr. Noble	Yes	Mr. Connors	Yes
Mr. Parks	Absent	Mr. MacNeal	Yes
Mr. Baxter	Yes	Mr. Roberts	Yes
Mr. Brodbeck	Absent	Mr. Wetta	Absent
Mr. Parisi	N/E	Ms. Kier	Absent
		Ms. Pendleton	Yes

Mr. Noble read the announcement regarding the resignation of John Bendel from the Board and made a motion to make a resolution thanking him for his years of service to the Planning Board and Council member of Island Heights.

Roll Call Vote:

Mr. Noble	Yes	Mr. Connors	Yes
Mr. Parks	Absent	Mr. MacNeal	Yes
Mr. Baxter	Yes	Mr. Roberts	Yes
Mr. Brodbeck	Absent	Mr. Wetta	Absent
Mr. Parisi	Yes	Ms. Kier	Absent
		Ms. Pendleton	Yes

Announcement of the appointment by Mayor Dole of Karen Kier as a citizen member of the board. And acknowledgement and welcoming of the new members of the board.

Variance – Block, Lot 33 – Sabey - Cedar Ave.

Mr. Sabey, the owner of the property was sworn in. Existing 750 square foot SF home. Non-conforming right now. They would like to add a single-story addition to the back. Applicant is asking for side setback relief on one side only. Applicant will be moving permanently to the home shortly and would like to gain a little more space. Mr. Noble mentioned the trellis that will be part of the addition. Applicant stated it will be just an overhang. Applicant will also be constructing a new front porch. It will come out 6 feet towards the street. It will add additional coverage, and just have a roof. No enclosure. Owner has only owned house for a few months. The house is 60 years old and applicant said it looks like the house has not been changed as far as he knows. Mr. Noble stated there is likely a variance that has been in place for a long time on the property. Applicant is also going to construct a 2-car garage. There is a patio proposed as well, the roof of the trellis will hang over the patio. Mr. Noble mentioned the space above the garage and asked if that will be used for living quarters. The applicant stated that there will be no apartment above the garage, as the engineer told him he would not be able to do that. Mr. Noble asked the applicant if they were to grant the variance, would the applicant be ok if

a condition was set that there be no living quarters above the garage would be acceptable to that. Applicant replied yes, he would be agreeable to that. There will be an outside staircase that will provide access to the space above the garage. Applicant stated that it will be only used for storage space and not living space. Applicant states that the stairs would be impervious coverage because they will be open, not enclosed. Mr. Roberts asked the applicant about the hardscape in front of the house. Applicant stated they are not sure what they will do in the future, perhaps pavers in the future for a parking spot, but they have not decided on that yet. They want to get the variance for the side set back at this point to get the addition started. Mr. Noble stated that the drawings the applicant provided are not set in stone based on applicants' comments. Applicant stated that may make small changes to some of the proposed drawings.

Applicant stated that you will be able to see the garage from the street. The applicant is only asking for variance on the one side setback at this point to be able to construct the addition. Current side setbacks are 8 feet (front), 8 feet (back), 7.3 (side), and 7.5 feet (side). Applicant states Lot lines may have been skewed when the house was initially constructed.

Mr. Noble stated that he does not feel that the applicant is not asking too much, he feels since its only inches to allow them some additional space. Mr. Brady asked for public comments, and there were none from the public.

Motion made by Mr. Baxter to approve the application. Second by Ms. Pendleton.

Roll Call Vote:

Mr. Noble	Yes	Mr. Connors	Yes
Mr. Parks	Absent	Mr. MacNeal	Yes
Mr. Baxter	Yes	Mr. Roberts	Yes
Mr. Brodbeck	Absent	Mr. Wetta	Absent
Mr. Parisi	Yes	Ms. Kier	Absent
		Ms. Pendleton	Yes

Mr. Noble asked the board if they could give a brief description regarding the case to be heard on Oct. 10, 2019. It was a legal case from last year. Mr. Brady stated that the Tokarski case was denied last year by the Planning Board. They appealed it to the Superior Court. Applicant stated that they could not hear the audio of the case clearly. The court decided that the Planning Board could hear the case again.

Motion to adjourn the meeting at 7:30pm was made by Mr. MacNeal. Unanimous Voice Vote.

Respectfully Submitted by Kristen M. Rocco