

MINUTES

ISLAND HEIGHTS PLANNING BOARD – February 13, 2020

The regular meeting of the Island Heights Planning Board was called to order by Chairperson Noble at approximately 7 PM. Following the flag salute roll call was taken and present were William Noble, Lynn Pendleton, Robert Baxter, Frank Parisi, Andrew Parks, Karen Kier, Lucy Bottomley, Robert Wilber, Bob Macneal, Frank Weber, and Terry Brady. Absent: Jon Brodbeck.

Mr. Weber, Ms. Bottomley, and Mr. Wilber were sworn in as new members of the board by Mr. Brady.

Variance Application - Block 51, Lot 9- 1 Holly Ave. – Mitchell

Attorney Harvey York of Novins, York, and Jacobus, 202 Main St. Toms River, NJ, representing the Mitchell's. The current structure is on a corner lot and has 2 front yards. The existing dwelling does not meet the current front yard setbacks. He explained that the applicant is looking for variance to extend the house and front porch into the front yard setback. Robert Harrington of East Coast Engineering, Inc., 508 Main Street Toms River, NJ gave testimony regarding the application. He is very familiar with the property as he lives across the street. He noted that the house was built in 1910, before the current zoning ordinance was made, and that the addition would benefit the owners by creating more livable space for a young family, and create a front porch that would also make the house aesthetically pleasing. The addition will be 16' feet long and will extend a non-conforming structure. The stairs on the porch will be moved to be in the center of the porch. Architect John Burgdorfer of Studio 200 Architecture, LLC, at 200 Union Ave. in Brielle, NJ was sworn in. He gave testimony as to the new construction that is proposed. The floor was opened to the public for comments. Mr. James Jablonski of 186 Central Ave. was sworn in and only had a question regarding the size of the addition and the location. George Thompson 18 Highland Bend was sworn in. He commented that the addition would be an improvement to the neighborhood. Comments by the board were given indicating how they would be inclined to vote.

Motion to Approve Variance Application, Block 51, Lot 9- 1 Holly Ave. – Mitchell, was made by Mr. Parks, Second by Mr. Baxter:

Roll Call Vote:

Mr. Noble	Yes	Ms. Bottomley	Yes
Mr. Parks	Yes	Mr. MacNeal	Yes
Mr. Baxter	Yes	Mr. Brodbeck	Absent
Mr. Parisi	Yes	Ms. Kier	Yes
Ms. Pendleton	Yes	Mr. Weber	N/E
Mr. Wilber	Yes		

Variance Application - Block 27.02, Lot 1 – 110 Ocean Ave. – Totman

Mr. and Mrs. Totman, and Engineer, Brian Murphy of FWH Associates, located at 1856 Route 9 Toms River, NJ, were sworn in to give testimony. Exhibit photos A1 – A5 were presented. Proposing to remove collapsing garage and install a new garage which will be 5' bigger in each direction. Below grade dug into ground. Engineer states that setback is currently 6.1, and they would like to keep that setback. Height will be 18.6', where only 15' is currently allowed. Looking for deeper and slightly wider garage to be used for cars, bikes and storage. There is an upper level of the garage currently where tools etc. are kept. Not changing the opening that faces street, so it will not affect street parking. Roof and siding will be matched to the existing home. Engineer states that aesthetically, it will be an improvement. In order to comply with the current required 20' front setback, it would push the garage into the middle of the yard, blocking direct access and view to pool and making yard smaller. Proposing new garage to be 2 stories in order to create storage, as the current garage has. Mr. Brady mentioned the issues in the engineer's review. Shed shall be no more than 200 sq. feet, and the second story will be used as a shed which will be more than 200 sq. feet. Engineer states that if they can't have second story for storage, they would have to put another structure up on the property. Comments by the board were given indicating how they would be inclined to vote.

Motion to Approve Variance Application, Block 27.02, Lot 1 – 110 Ocean Ave. – Totman, was made by Mr. Wilber, Second by Mr. Parks:

Roll Call Vote:

Mr. Noble	No	Ms. Bottomley	No
Mr. Parks	Yes	Mr. MacNeal	No
Mr. Baxter	No	Mr. Brodbeck	Absent
Mr. Parisi	Yes	Ms. Kier	Yes
Ms. Pendleton	Yes	Mr. Weber	N/E
Mr. Wilber	Yes		

Motion to Approve the minutes from the January 9, 2019 meeting was made by Mr. Baxter, second by Ms. Kier:

Roll Call Vote:

Mr. Noble	Yes	Ms. Bottomley	N/E
Mr. Parks	Abstain	Mr. MacNeal	N/E
Mr. Baxter	Yes	Mr. Brodbeck	Absent
Mr. Parisi	Yes	Ms. Kier	Yes
Ms. Pendleton	Yes	Mr. Weber	N/E
Mr. Wilber	Abstain		

Motion to Adjourn the meeting by Mr. Baxter, Second by Mr. Parisi at 7:59 PM:

Unanimous Voice Vote.



Respectfully Submitted by Kristen M. Rocco
Secretary