

MINUTES

ISLAND HEIGHTS PLANNING BOARD

JULY 9, 2020

The Regular Meeting of the Island Heights Planning Board was called to order by Chairperson Noble at approximately 7 PM. This meeting was held outside at Camp Meeting, due to the COVID 19 situation. Following the flag salute roll call was taken and present were William Noble, Lynn Pendleton, Robert Baxter, Frank Parisi, Lucy Bottomley, Robert Wilber, Bob McNeal, Frank Weber, Karen Kier, Andrew Parks, and Terry Brady. Absent: Jon Brodbeck.

Motion to Approve the Minutes from the June 11, 2020 Meeting was made by Mr. Noble, Seconded by Mr. Baxter:

Roll Call Vote:

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

Variance Application - Block 44, Lot 4- 202 Garfield Ave. - Cowdrick

Sue Cowdrick – 229 Summit Ave. Island Heights, NJ, was sworn in as the applicant. She briefly explained what their application is for and gave her background regarding her involvement with the Borough of Island Heights throughout the years.

The applicant stated that she and her husband purchased the property at 202 Garfield and are seeking a variance for a garage. Pete Cowdrick- 229 Summit Ave. Island Heights, NJ was sworn in to give testimony. He explained that they are preparing to build a new ranch style home on the lot, which is oversized at 100 x 160, and are seeking a variance to build a proposed 1200 sq. foot garage. They have an engineer who will come up with a storm water plan to make sure drainage will be compliant. He explained that the water would run from the side and front of the property to the street, as most of the homes on the street currently do. He feels the home itself will be an asset to the neighborhood, and the garage, although larger than normally allowed will look aesthetically pleasing as well. The applicant currently lives in a larger home that has a larger garage and has over the years collected a large compilation of tools that he uses to do repairs to his property etc. The board suggested that if he connected the garage to the house, a variance would not be needed. The applicant stated that they would prefer to keep the garage separate to keep unhealthy fumes from the tools and repairs as far away from the house as they can.

The discussion was opened to public comment:

Justin Apel- 197 Garfield Ave. Island Heights gave his comment. He has lived on the block for 40 years and sees no problem with what the applicant is proposing. He knows they will take care of the property and it will add value the homes in the area.

Tamara Hall – 198 Garfield Ave. Island Heights, NJ stated that the proposed house and garage will be a much-needed barrier for noise from RT. 37 and would rather see the house and garage than the current overgrown lot.

Elaine Apel- 197 Garfield Ave. Island Heights, NJ also has no objection to the proposed house and garage. She feels the Cowdrick’s will make excellent neighbors.

Clint Hall- 198 Garfield, has lived next to the lot for 10 years and is in support of the proposed house and garage.

The board gave their comments, and they agreed they can approve the soil waiver. The application for variance on a garage of 1200 sq. ft, and 18.5’ high was then voted on.

Motion to approve the Variance Application - Block 44, Lot 4- 202 Garfield – made by Mr. Wilber, Seconded by Ms. Pendleton:

Roll Call Vote:

Mr. Noble	No	Ms. Bottomley	Yes
Mr. Parks	Did Not Vote	Mr. MacNeal	Yes
Mr. Baxter	No	Mr. Brodbeck	Absent
Mr. Parisi	Yes	Ms. Kier	Yes
Ms. Pendleton	Yes	Mr. Weber	Did Not Vote
Mr. Wilber	Yes		

There was a discussion regarding Borough Code Section Ch:32-4.1 (Permitted Uses) and a Proposed Change to this Ordinance being considered by the Council. This proposed change to the Ordinance would limit short term rentals to only owner occupied dwellings. Otherwise, all residential rentals would have to be for a minimum of thirty days. A discussion was held regarding short term rentals, such as Air BnB, and tourist guest houses and related issues.

Several members expressed support for this proposed ordinance change proposed by the Council including Chairman Noble. Chairman Noble asked if anyone on the Board had an objection the proposed Ordinance change, no objections were expressed. Mr. Baxter said that he would convey the support of the Board to the Council.

Motion to Adjourn the meeting made by Mr. Noble, Seconded by Mr. Baxter at 8:14 PM, Unanimous Voice Vote.

Kristen M. Rocco
Board Secretary