

# MEETING MINUTES

## ISLAND HEIGHTS PLANNING BOARD

**OCTOBER 8, 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, Lucy Bottomley, Robert Wilber, Bob MacNeal, Frank Weber, and Terry Brady. Absent: Andrew Parks, Frank Parisi, Karen Kier, and Jon Brodbeck.

**A decision was made to carry the approval of the minutes of the September 10, 2020 Meeting until the November 12, 2020 meeting.**

### **Variance Application - Block 51, Lots 4 and 5- 174 and 178 Ocean Avenue- Hillyer**

Applicant is proposing through a subdivision to increase the size of lot 4, while reducing the size of lot 5. Mr. Hillyer is proposing to build a 15 foot by 32 foot 2 story addition to the main residence on lot 4. This would increase the size of a pre-existing nonconforming use. The decrease in lot 5 would require the removal of the gazebo from the existing porch, and removal of some existing pavers. The Applicant, Curtis Hillyer of 174 Ocean Ave. Island Heights, NJ was sworn in. Mr. Brady informed the applicant that this is a Use Variance and a Bulk Variance and there needs to be a hardship shown. Mr. Richard Yetman, the builder for the applicant gave testimony that the Planning Board had approved this nonconforming use in the 1980's. Mr. Brady asked them to show proof of that approval from the Planning Board. The applicant gave testimony as to why he should be allowed to proceed with the proposed subdivision. The board asked the applicant if he would like to revise his application to make it conform to the zoning and hold the case until the next meeting. There was a quorum but only 5 voting members present. The applicant chose to carry the application to the next meeting on November 12, 2020, so there would be more members available for voting on his application.

**Motion to Carry the case of Variance Application – Block 51, Lot 4 and 5 was made by Mr. Wilber, second by Mr. MacNeal:**

#### **Roll Call Vote:**

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

**Meeting Adjourned by Unanimous Consent, Next Meeting 11/12/2020**

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**Kristen M. Rocco**  
**Board Secretary**