

MINUTES

ISLAND HEIGHTS PLANNING BOARD

NOVEMBER 12, 2020

The Regular Meeting of the Island Heights Planning Board was called to order by Chairperson Noble at approximately 7 PM at the Island Heights Elementary School. 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, Andrew Parks, Frank Parisi, Karen Kier, and Terry Brady. Absent: Jon Brodbeck.

Motion to approve the minutes of the September 10, 2020 meeting was made by Ms. Kier and second by Mr. Parks:

Roll Call Vote:

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

Motion to approve the minutes of the October 8, 2020 meeting was made by Mr. Baxter second by Ms. Kier:

Roll Call Vote:

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

Bulk Variance Application - Block 10, Lot 5- 17 Maple Ave. – Knox:

The applicant, Mr. Knox, was sworn, he is proposing a 2 story addition to the rear of the house. The home was purchased about a year and half ago. He stated that the addition is necessary because currently the house has no first floor bathroom and no laundry room. The proposed addition will be located in the rear of the house where a porch is currently located. Architect, George Thompson, was sworn in and testified also for the need of the addition. Engineer, Patrick Ward, was sworn in and also testified that the proposed addition to the house will add only 90 sf to the building, and would be located in the same footprint as the existing rear porch. The addition will be only 1.8ft past the current rear porch. There is a sewer line in the front of the house, which prevents them from expanding the house in the front. Engineer and Professional Planner Patrick Ward 1955

Rt. 34, Wall, NJ was sworn in. He also testified on behalf of the applicant that the proposed addition would be beneficial for the applicant and not detrimental to the surrounding homes and neighborhood. The applicant would like to begin the work as soon as possible before it gets too cold, and so that they aren't building during the summer months. The applicant stated that the addition in the back would be more aesthetically pleasing to the neighborhood. There were no comments from the public.

Motion to approve application - Block 10, Lot 5 - 17 Maple Ave. – Knox, was made by Ms. Pendleton second by Ms. Bottomley:

Roll Call Vote:

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

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 not present due to COVID 19 restrictions on travel to NJ from FL. Engineer and Professional Planner Patrick Ward of 1955 Rt. 34, Wall, NJ was sworn in and will be representing the applicant. Mr. Ward stated that the frontage will be shifting 20 feet. Mr. Brady informed the applicant that this is a Use Variance and a Bulk Variance and there needs to be a hardship shown. The board asked the applicant if he would like to revise his application to make it more conforming to the zoning and hold the case until the next meeting. The applicant chose to carry the application to the next meeting on December 10, 2020. No public comment.

Motion to Carry the case of Variance Application – Block 51, Lot 4 and 5 to the December 10, 2020 meeting was made by Mr. MacNeal and Second by Mr. Weber:

Roll Call Vote:

Mr. Noble	Yes	Mr. MacNeal	Yes
Mr. Baxter	Abstain	Mr. Brodbeck	Absent
Mr. Parisi	Yes	Ms. Kier	Yes
Ms. Pendleton	Abstain	Mr. Parks	Yes
Mr. Wilber	Yes	Mr. Weber	No Vote
Ms. Bottomley	Yes		

**Motion to Adjourn the meeting at 8:05pm was made by Mr. MacNeal
Second by: Mr. Parks**

Unanimous voice vote

**Kristen M. Rocco
Board Secretary**