

ISLAND HEIGHTS PLANNING BOARD

MEETING MINUTES

DECEMBER 10, 2020

The Meeting of the Island Heights Planning Board was called to Order by Chairman Noble at 7 PM.

Chairman Noble led all in the Pledge to the Flag of the United States of America.

Chairman Noble read the following:

IN COMPLIANCE WITH THE "OPEN PUBLIC MEETINGS ACT OF THE STATE OF NEW JERSEY", ADEQUATE NOTICE OF THIS MEETING WAS PUBLISHED IN THE ASBURY PARK PRESS ON DECEMBER 17, 2019, AND PUBLISHED IN THE STAR LEDGER ON FEBRUARY 4, 2020, STATING THE TIME, DATE, PLACE OF THIS MEETING. NOTICE WAS ALSO POSTED ON THE MUNICIPAL BULLETIN BOARD, THE BOROUGH WEBSITE AND WAS FILED WITH THE BOROUGH CLERK. THIS MEETING IS A JUDICIAL PROCEEDING. ANY QUESTIONS OR COMMENTS MUST BE LIMITED TO ISSUES THAT ARE RELEVANT TO WHAT THE BOARD MAY LEGALLY CONSIDER IN REACHING DECISION, AND DECORUM APPROPRIATE TO A JUDICIAL HEARING MUST BE MAINTAINED AT ALL TIMES.

Chairman Noble asked the Secretary to Complete a Roll Call:

Mr. Baxter	Present	X	Absent	_____
Ms. Bottomley	Present	X	Absent	_____
Mr. Brodbeck	Present	_____	Absent	X
Ms. Kier	Present	X	Absent	_____
Mr. Parisi	Present	X	Absent	_____
Mr. Parks	Present	X	Absent	_____
Ms. Pendleton	Present	X	Absent	_____
Mr. MacNeal	Present	X	Absent	_____
Mr. Wilber	Present	X	Absent	_____
Chairman Noble	Present	X	Absent	_____

Chairman Noble entertained a Motion for the:

Approval of the Minutes of the Meeting Conducted on November 12, 2020

Motion: Mr. Baxter
 Second: Mr. Wilber

Comments/Discussion: None

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Brodbeck <u>Yes/No</u> <u>Abs.</u>	Ms. Kier <u>Yes/No</u> Abs.	Mr. Parisi <u>Yes/No</u> Abs.	Mr. Parks <u>Yes/No</u> Abs.
	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. MacNeal <u>Yes/No</u> Abs.	Mr. Wilber <u>Yes/No</u> Abs.	Chairman Noble <u>Yes/No</u> Abs.	

Chairman Noble entertained a Motion for the:

Approval of the Proposed 2021 Meeting Dates for the Board

Motion:

Second:

Comments/Discussion:

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Brodbeck Yes/No <u>Abs.</u>	Ms. Kier <u>Yes/No</u> Abs.	Mr. Parisi <u>Yes/No</u> Abs.	Mr. Parks <u>Yes/No</u> Abs.
	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. MacNeal <u>Yes/No</u> Abs.	Mr. Wilber <u>Yes/No</u> Abs.	Chairman Noble <u>Yes/No</u> Abs.	

Chairman Noble introduced the next item on the agenda as:

Block 10 – Lot 5 – 17 Maple Avenue – Knox – Bulk Variance – Resolution

Mr. Brady read the Proposed Resolution for the Record

Chairman Noble asked for any Comments or Questions from Board Members or Members of the Public:

Mr. Baxter pointed out that the Resolution is incorrect in citing the sewer line as being in the front of the Applicant’s property but per testimony the sewer line was reported to be on the side of the property.

Mr. Brady agreed that the verbiage was not correct and indicated that he would correct the final version of the Resolution.

Hearing no other Comments or Discussion, Chairman Noble entertained a Motion to Adopt the Proposed Resolution as Amended:

Motion: Mr. MacNeal

Second: Ms. Pendleton

Comments/Discussion: None

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Brodbeck Yes/No <u>Abs.</u>	Ms. Kier <u>Yes/No</u> Abs.	Mr. Parisi <u>Yes/No</u> Abs.	Mr. Parks Yes/No <u>Abs.</u>
	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. MacNeal <u>Yes/No</u> Abs.	Mr. Wilber <u>Yes/No</u> Abs.	Chairman Noble <u>Yes/No</u> Abs.	

Chairman Noble introduced the next matter on the Agenda:

Block 51 - Lots 4 and 5 – 174 and 178 Ocean Avenue – Hillyer – Minor
Subdivision/Variance(s)

Michael York (Attorney) introduced himself as a representative of the Applicant and he was sworn in by Mr. Brady. Mr. York advised the Board that several changes have been made in the Application of the Applicant since the last meeting and consideration by the Board. Mr. York introduced Patrick Ward (Engineer) as a fact witness for the Applicant, he was sworn in by Mr. Brady.

Mr. Ward explained to the Board the changes that have been made in the Application of the Applicant. The Applicant now proposes to create two compliant lots on Ocean Ave. and to ultimately have three structures on three lots with less ground coverage in total.

Chairman Noble commented that this new Application is simpler and requires in the way of variances from the Board. Mr. Baxter agreed with the Chairman's comments and said that he supports this new proposal that he believes will ultimately be better for all parties.

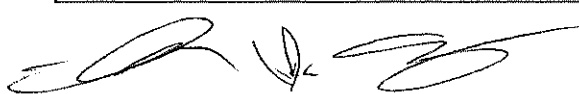
Mr. York thanked the Members of the Board for their suggestions on improving this Application.

Hearing no other Comments/Discussion, Chairman Noble entertained a Motion to Approve the Application from Mr. Hillyer as Submitted:

Motion: Mr. Baxter
Second: Ms. Pendleton

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Brodbeck Yes/No <u>Abs.</u>	Ms. Kier <u>Yes/No</u> Abs.	Mr. Parisi <u>Yes/No</u> Abs.	Mr. Parks <u>Yes/No</u> Abs.
	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. MacNeal <u>Yes/No</u> Abs.	Mr. Wilber <u>Yes/No</u> Abs.	Chairman Noble <u>Yes/No</u> Abs.	



Acting Secretary -

Chairman Noble introduced the next matter on the agenda:

Block 56 - Lot 7 - 14 Ocean Bend – Moustakis - Certificate of Non-Conformity

Mr. Brady advised the Board that he had communicated with counsel for the Applicant and that counsel concurred with Mr. Brady that the Applicant had not properly noticed surrounding property owners of this Application and the Scheduled Hearing Date. Mr. Brady said that since the Board will be meeting via Zoom in January that this matter will adjourned to the February 11, 2021 Board Meeting.

Ms. Pendleton questioned who produces the 200' List for Applicants, Mr. Brady explained that the List is produced by the Borough Tax Assessor.

Mr. Baxter advised the Board Members of the Rutgers Training Class that is mandatory for Board Members is now available online. Mr. Asay explained that the Application for the Class is in the Package provided to Board Members. Board Members may complete the application and return it to the Borough Clerk for them to be enrolled.


Mr. Brady advised the Board that he had no update on the pending Tokarski Matter that is currently before the Superior Court, no decision from the Judge has been received to date.

Chairman Noble advised the Board that the Reorganization Meeting of the Board for 2021 will take place on January 14, 2021 via Zoom and Board Members will receive further information via email in January.

Hearing no other business to be addressed by the Board, Chairman Noble entertained a Motion to Adjourn:

Motion: Ms. Pendleton
Second: Mr. Wilber

Meeting Adjourned by Unanimous Consent at 7:50 PM


Sean Asay
Acting Secretary