

BOROUGH OF ISLAND HEIGHTS

PLANNING BOARD

REGULAR MEETING MINUTES

MARCH 10, 2022 – 7:00 P.M.

VICE-CHAIRMAN MACNEAL CALLED THE MEETING TO ORDER AT 7:00 P.M.

**VICE-CHAIRMAN MACNEAL LEAD ALL IN THE SALUTE TO THE FLAG OF THE
UNITED STATES OF AMERICA**

VICE-CHAIRMAN MACNEAL READ THE FOLLOWING PUBLIC MEETING

ANNOUNCEMENT:

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 AND THE STAR LEDGER ON FEBRUARY 5, 2022 STATING THE TIME, DATE, PLACE OF THIS MEETING. NOTICE OF THIS MEETING WAS ALSO POSTED ON THE BOROUGH BULLETIN BOARD, ADVERTISED ON THE BOROUGH TELEVISION CHANNEL AND WEBSITE AND 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 A DECISION, AND DECORUM APPROPRIATE TO A JUDICIAL HEARING MUST BE MAINTAINED AT ALL TIMES.

VICE-CHAIRMAN MACNEAL REQUESTED THE:

ROLL CALL OF THE MEMBERS OF THE PLANNING BOARD:

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

VICE-CHAIRMAN MACNEAL INTRODUCED THE:

APPROVAL OF PRIOR MEETING MINUTES:

Adoption of the Proposed Minutes of the Meeting Conducted on January 13, 2022

Motion: Mr. Boyko

Second: Ms. Kier

Board Comments/Discussion: None

Voting Record:

Mr. Baxter Yes/No <u>Abs.</u>	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Boyko <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 Yes/No <u>Abs.</u>	Mr. MacNeal <u>Yes/No</u> Abs.
		Mr. Noble Yes/No <u>Abs.</u>	Mr. Wilber Yes/No <u>Abs.</u>	

VICE-CHAIRMAN MACNEAL INTRODUCED THE:

APPLICATION FOR VARIANCES:

Block 45 – Lot 3 – 204 Maple Avenue - Addition to Single Family Home With Variances

Applicant Presentation By:

Zachary DeVento (Property Owner) of 204 Maple Ave., Island Heights was recognized and sworn in by Mr. Brady.

Mr. DeVento explained that he purchased the property with the intent of rehabilitating the structure and he is requesting this Variance in order to add a second bedroom to the structure.

Board Member Questions:

Mr. Boyko – Do you intend to live there?

Mr. DeVento – Yes, I do.

Mr. Wilber – This will not increase the encroachment upon your neighbor’s property, correct?

Mr. DeVento – Correct.

Public Comment:

No Comments

Motion to Approve the Application as Submitted

Motion: Mr. Wilber

Second: Ms. Kier

Board Member Comments:

Mr. Wilber – I think that the relief sought here is reasonable and logical given where the structure is located on the lot this relief will allow the structure to be improved and make it more habitable given current building standards.

Ms. Kier – As I see it, this Variance would just allow the structure to be squared off in a way that makes sense.

Mr. MacNeal – As a Land Use Board are primary concern should not be aesthetics, we must adhere to the Land Use Law and we should be seeking to reduce non-conformities in the Borough. If granted, this relief would increase the size of a non-conformity.

Voting Record:

Mr. Baxter Yes/No <u>Abs.</u>	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Boyko <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 Yes/No <u>Abs.</u>	Mr. MacNeal Yes/No <u>Abs.</u>
	Mr. Noble Yes/No <u>Abs.</u>		Mr. Wilber <u>Yes/No</u> Abs.	

VICE-CHAIRMAN MACNEAL INTRODUCED THE:

APPLICATION FOR VARIANCES

Block 54 – Lot 15 – 213 Ocean Avenue – Construction of a Single-Family Home With Variances

Applicant Presentation By:

Joseph Coronato – Attorney for the Applicant – The property owners request this relief to allow them to demolish the existing non-conforming structure on this property and build a single family home that will be compliant with the Borough Zoning Code. This will improve the appearance of the property and reduce non-conformities.

Matt Wilder – Engineer for the Applicant – Morgan Engineering of Island Heights, NJ – Mr. Wilder was sworn in by Mr. Brady.

The existing structure on the property is non-conforming and too small and dilapidated to be worth renovating. The hardship for the property owners is that the property is slightly undersized and requires a variance to construct a new single family home.

Noel Pashon – One of the Property Owners via an LLC – Ms. Pashon was sworn in by Mr. Brady

We look forward to building a new single family on this property where we intend to live.

Board Member Questions:

Mr. MacNeal – Will you be replacing the trees that will have to be removed to allow for the construction of the new home?

Ms. Pashon – Yes, we will.

Public Comment:

Lisa Brosnan – 211 Ocean Ave. – Ms. Brosnan was sworn in by Mr. Brady.

What is the side setback of the proposed new structure?

Mr. Wilder - A minimum of eight feet.

Mr. Brosnan – I own the property next door for six years and I have lived in the Borough for twenty five years. I am concerned about owner occupancy of homes in the Borough. I have upgraded my property; I am concerned about the size of the proposed new home. A new home is need on this property but there are many small homes in this neighborhood.

Don Roberts – 5 Park Ave. – Mr. Roberts was sworn in by Mr. Brady.

My concern is the size of the proposed home. This is a peculiar lot and the proposed home is too large and the size should be reduced to be in keeping with the character of the neighborhood.

Angela Whitehill – 218 Ocean Ave. – Ms. Whitehill was sworn in by Mr. Brady.

I agree with Ms. Brosnan's comments. We have too many homes in our neighborhood already that are too large and we are losing too many trees.

Bob Horn – 9 Park Ave. – Mr. Horn was sworn in by Mr. Brady.

Doesn't our Zoning Code limit the size of new homes?

Mr. Brady – New homes must comply with the setback and height limits in your code.

Motion to Approve the Application as Submitted

Motion: Mr. Boyko

Second: Mr. Wilber

Board Member Comments:

Mr. Wilber – The existing structure on this property is in horrible condition. The proposed new home will improve this neighborhood, there are many positives that will come with granting the relief being sought.

Mr. MacNeal – I think that this application meets the criteria for a Variance to be granted.

Voting Record:

Mr. Baxter Yes/No Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Boyko <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 Yes/No <u>Abs.</u>	Mr. MacNeal <u>Yes/No</u> Abs.
	Mr. Noble Yes/No <u>Abs.</u>		Mr. Wilber <u>Yes/No</u> Abs.	

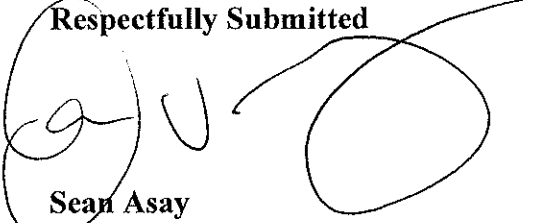
VICE-CHAIRMAN MACNEAL ENTERTAINED A:

Motion to Adjourn

Motion: Mr. Parisi
Second: Ms. Kier

Voice Vote Yes: Unanimous No _____

The meeting was adjourned at 8:25 P.M.

Respectfully Submitted

Sean Asay
Deputy Planning Board Secretary