

BOROUGH OF ISLAND HEIGHTS

PLANNING BOARD

REGULAR MEETING MINUTES

APRIL 13, 2023 – 7:00 P.M.

CHAIRMAN NOBLE:

CALLED THE MEETING TO ORDER AT 7:00 P.M.

CHAIRMAN NOBLE LED ALL IN THE :

SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA

CHAIRMAN NOBLE READ THE:

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 NEWARK STAR LEDGER ON NOVEMBER 19, 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.

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.

CHAIRMAN NOBLE REQUESTED THE:

ROLL CALL OF THE MEMBERS OF THE PLANNING BOARD:

Mr. Baxter	<u>Present</u>	Absent
Ms. Bottomley	<u>Present</u>	Absent
Mr. Boyko	Present	<u>Absent</u>
Ms. Kier	<u>Present</u>	Absent
Mr. Noble	<u>Present</u>	Absent
Mr. MacNeal	<u>Present</u>	Absent
Mr. Parisi	Present	<u>Absent</u>
Ms. Pendleton	<u>Present</u>	Absent
Mr. Richert	<u>Present</u>	Absent
Mr. Slavick	Present	<u>Absent</u>
Mr. Wilber	<u>Present</u>	Absent

CHAIRMAN NOBLE INTRODUCED THE:

APPROVAL OF PRIOR MEETING MINUTES:

Adoption of the Proposed Minutes of the Board Meeting Conducted on March 9, 2023

Motion: Mr. Wilber

Second: Mr. Baxter

Board Comments/Discussion: Mr. MacNeal asked that Mr. Bornabush's first Name be corrected to Eric.

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Boyko Yes/No <u>Abs.</u>	Mr. Richert <u>Yes/No</u> Abs.	Ms. Kier <u>Yes/No</u> Abs.
	Mr. Parisi Yes/No <u>Abs.</u>	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. MacNeal <u>Yes/No</u> Abs.	
	Mr. Noble <u>Yes/No</u> Abs.	Mr. Slavick Yes/No <u>Abs.</u>	Mr. Wilber <u>Yes/No</u> Abs.	

CHAIRMAN NOBLE INTRODUCED:

Block – 2 – Lot 5 and 111 Sassafras Lane - Doyle

Demolish/Reconstruct Single Family Dwelling with Variances

Presentation by Applicant:

Bernadette Doyle was recognized by the Chair and sworn in by Mr. Brady. Ms. Doyle explained that upon purchasing the property they found that the existing Structure was beyond repair. Their plan now is to demolish the existing And replace it with a new single family home in the same location as the Existing structure. Ms. Doyle said that by not centering the new structure on the Lot, they would have less impact on the property, preserve several large trees And keep an open view of the river for their neighbors.

Ms. Doyle introduced the project architect (Eric Wagner of Red Bank). Mr. Wagner said that this project was designed to have the minimum impact on the Property while it will improve the neighborhood with a new single family home. He said that the two foot setback on the north side of the new structure will Reduce the current non-conformities.

Board Member Comments/Questions:

Mr. Wilber - Pointed out that the height of the proposed structure will be within Eight inches of the existing structure.

Chairman Noble - Said that the side setback of the proposed structure will be an improvement over the existing structure.

Robert Baxter – The proposed garage is the only change to the footprint from The existing structure, this proposal will preserve many of the older tress on the Property and the view of the river for surrounding properties.

Public Comments:

Edgar Abelite – Said that he owns the property to the north of the subject Property and that he is in favor of the proposal. He said that his lot is large and Despite the smaller setback on the north side there is a sufficient buffer between The properties.

Elizabeth Schippert – Said that her property is on West End Avenue, she Appreciates that this proposal is designed maintain the view and the river breeze At her property. She said that she supports this project and she believes that It will improve the neighborhood.

Chairman Noble entertained a:

Motion to Approve the Variances as Requested

Motion: Mr. Wilber

Second: Ms. Pendleton

Board Member Comments/Discussion: None

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Boyko Yes/No <u>Abs.</u>	Mr. Richert <u>Yes/No</u> Abs.	Ms. Kier <u>Yes/No</u> Abs.
	Mr. Parisi Yes/No <u>Abs.</u>	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. MacNeal <u>Yes/No</u> Abs.	
	Mr. Noble <u>Yes/No</u> Abs.	Mr. Slavick Yes/No <u>Abs.</u>	Mr. Wilber <u>Yes/No</u> Abs.	

CHAIRMAN NOBLE INTRODUCED:

Block 46 - Lot 33 – 177 Maple Avenue – Piombino-Weber

Minor Subdivision

Presentation by Applicant:

Attorney Joseph Coronato, Jr. of Toms River was recognized on behalf of the Applicant. Mr. Coronato said that the applicant is requesting a conforming Sub-division with one pre-existing variance on the existing single family home That faces Maple Avenue.

Mr. Coronato introduced engineer Donna Bollock of Morgan Engineering, Island Heights. Ms. Bollock was sworn in by Mr. Brady and recognized by the Chair. Ms. Bollock said that the applicant is proposing that following the subdivision she will Build a new compliant single family home on the western lot which will front on Garden Avenue.

Mr. Coronato said that the applicant will agree to; the removal of the three accessory Structures on the western lot, the submission of a planting plan, curbing around the Entire property, concrete driveway aprons at the property entrances, a fifty foot Wetlands buffer on the west side of the property and that the property owner must Submit a will serve letter from the Borough utility for the western lot. Mr. Coronato Requested a six month extension of the time allotted for the filing of the sub-division With the County.

Board Members Comments/Questions:

No Comments

Public Comments:

No Comments

Chairman Noble entertained a:

Motion to Approve the Sub-Division Contingent Upon the Foregoing Conditions Agreed to by the Property Owner via Mr. Coronato

Motion: Mr. Baxter
Second: Mr. MacNeal

Comments: None

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Boyko Yes/No <u>Abs.</u>	Mr. Richert <u>Yes/No</u> Abs.	Ms. Kier <u>Yes/No</u> Abs.
	Mr. Parisi Yes/No <u>Abs.</u>	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. MacNeal <u>Yes/No</u> Abs.	
	Mr. Noble <u>Yes/No</u> Abs.	Mr. Slavick Yes/No <u>Abs.</u>	Mr. Wilber <u>Yes/No</u> Abs.	

CHAIRMAN NOBLE INTRODUCED:

Block 21 – Lot 4 – 110 Central Avenue – Hanifin

Renovation/Construction with Variances

Presentation by Applicant:

Brian Hanifin (property owner) was recognized by the Chair and sworn in by Mr. Brady. Mr. Hanifin explained that he wishes to open up his front porch which was Enclosed by a prior owner, move his front steps from the south side of the porch to The front and renovate and add on to two room on the second floor rear of his home. Mr. Hanifin said that he needs variances because his property is non-conforming with The current Zoning Ordinance.

Upon hearing the comments of Board Members, Mr. Hanifin said that as a condition Of receiving the requested variances, he will remove his asphalt and concrete Driveway and replace it with a pervious material such as pavers.

Board Members Comments/Questions:

Mr. Baxter – Commented that the structure will look better with the porch reopened As the structure was originally designed and built.

Chairman Noble, Ms. Pendleton and Mr. Wilber – All commented that the applicant's Proposal would move his steps out to the front of his property and thus increase the Non-conformity of the structure.

Public Comments:

No Comments

Chairman Noble Entertained a:

Motion to Approve the Requested Variances with the Stipulation that
The Applicant will Replace his Driveway with Pervious Material to
Reduce the Total Ground Coverage on the Property

Motion: Mr. Baxter
Second: Ms. Pendleton

Comments: None

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Boyko Yes/No <u>Abs.</u>	Mr. Richert <u>Yes/No</u> Abs.	Ms. Kier <u>Yes/No</u> Abs.
	Mr. Parisi Yes/No <u>Abs.</u>	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. MacNeal <u>Yes/No</u> Abs.	
	Mr. Noble <u>Yes/No</u> Abs.	Mr. Slavick Yes/No <u>Abs.</u>	Mr. Wilber <u>Yes/No</u> Abs.	

Chairman Noble discussed future meeting procedures with the Board Members, it was Agreed that Public Comments should be limited to three minutes per speaker.

Chairman Noble Entertained a:

Motion to Adjourn:

Motion: Mr. Baxter
Second: Mr. Wilber

Voice Vote Yes: Unanimous No: _____

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

Respectfully Submitted,


Sean Asay
Deputy Board Secretary