

BOROUGH OF ISLAND HEIGHTS

PLANNING BOARD

REGULAR MEETING MINUTES

JUNE 8, 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 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 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	<u>Present</u>	Absent
Ms. Kier	<u>Present</u>	Absent
Mr. Noble	<u>Present</u>	Absent
Mr. MacNeal	<u>Present</u>	Absent
Mr. Parisi	<u>Present</u>	Absent
Ms. Pendleton	<u>Present</u>	Absent
Mr. Richert	Present	<u>Absent</u>
Mr. Slavick	<u>Present</u>	Absent
Mr. Wilber	Present	<u>Absent</u>

CHAIRMAN NOBLE INTRODUCED THE:

APPROVAL OF PRIOR MEETING MINUTES:

Adoption of the Proposed Minutes of the Board Meeting Conducted on May 11, 2023

Motion: Mr. Baxter

Second: Ms. Kier

Board Comments/Discussion: None

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley <u>Yes/No</u> Abs.	Mr. Boyko <u>Yes/No</u> Abs.	Mr. Richert Yes/No <u>Abs.</u>	Ms. Kier <u>Yes/No</u> Abs.
	Mr. Parisi <u>Yes/No</u> Abs.	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 Yes/No <u>Abs.</u>	

CHAIRMAN NOBLE INTRODUCED:

Block 26 – Lots 2 and 3 – 115 Ocean Avenue – United Methodist Church

Request for Variances – Resolution Adoption

Resolution Presentation – Mr. Brady read the proposed Resolution for the record.

Chairman Noble entertained a:

Motion to Adopt the Resolution as Prepared and Presented by Counsel for The Board:

Motion: Mr. MacNeal

Second: Mr. Parisi

Board Member Comments/Discussion: None

Eligible to Vote: Boyko, Kier, Parisi, MacNeal, Wilber

Voting Record:

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

CHAIRMAN NOBLE INTRODUCED:

Block 2.01 – Lot 2 – 113 West End Avenue – LaMarca
Completed Construction Without Permit With Variances
Resolution Adoption

Chairman Noble entertained a:

Motion to Waive Reading and Adopt the Resolution as Prepared by Counsel

Motion: Mr. Baxter
Second: Ms. Pendleton

Board Member Comments/Discussion: None

Eligible to Vote: Baxter, Boyko, Richert, Parisi, Wilber

Voting Record:

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

CHAIRMAN NOBLE INTRODUCED:

Block 51 – Lot 7 – 182 Ocean Avenue – Mowadia

New Construction With Variance (Work Completed) – Resolution Adoption

Chairman Noble entertained a:

Motion to Waive Reading and Adopt the Resolution as Prepared by Counsel

Motion: Mr. Baxter
Second: Mr. Parisi

Board Member Comments/Discussion: None

Eligible to Vote: Baxter, Boyko, Kier, Parisi, MacNeal, Pendleton, Richert, Wilber, Noble

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Ms. Bottomley Yes/No <u>Abs.</u>	Mr. Boyko <u>Yes/No</u> Abs.	Mr. Richert Yes/No <u>Abs.</u>	Ms. Kier <u>Yes/No</u> Abs.
	Mr. Parisi <u>Yes/No</u> Abs.	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 Yes/No <u>Abs.</u>	

CHAIRMAN NOBLE INTRODUCED:

Block 1 – Lot 6 – Minor Subdivision – Plowcha

Presentation by Applicant:

Harvey York was recognized by the Chair as counsel for the applicant. Mr. York said That his client is requesting a two lot subdivision on River Avenue. Mr. York Introduced Robert Harrington as engineer for the applicant.

Mr. Harrington was sworn by Mr. Brady. Mr. Harrington said that the subject area Was divided into lots in 1954 and that as some point the subject property was merged Into one lot. The applicant's lots are oversized for the zone and both new lots will Comply with the square footage requirement for the zone. Mr. Harrington specified The shed on the property will be moved for compliance and two new trees will be Planted. The applicant is requesting a waiver from the installation of sidewalks but Curbing and concrete driveway aprons will be placed on each lot.

Board Member Questions:

Ms. Pendleton – Questioned how many trees will be removed from the lot(s).

Public Comment:

All commenters were sworn by Mr. Brady

Carol Taylor – Commented that she opposes the application due to the lot size.

Sherry Revoir-Inteso – Commented that she believes that the granting of the Application will have a negative impact on the neighborhood.

Howard Taylor – Commented that he is concerned about routine flooding on River Avenue.

Chairman Noble entertained a:

Motion to Grant the Application with Stipulations

Motion: Ms. Pendleton

Second: Mr. Baxter

Board Member Comments/Discussion: None

Voting Record:

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

CHAIRMAN NOBLE INTRODUCED:

Block 38.02 – Lot 13.01 – New Construction with Variance (Work Completed)

Owner – Cambio

Presentation by Applicant:

The applicant and property owner (John Cambio) was recognized by the Chair and Sworn by Mr. Brady. Mr. Cambio said that he had numerous issues with the Contractor who built his new home and the house ended up with a small portico That is in the setback and requires a variance.

Board Member Questions:

Board Members **Baxter, Boyko, Pendleton and Chairman Noble** questioned the Applicant as to the design of his property and the reason for the encroachment into The setback.

Public Comment:

No comments

Chairman Noble entertained a:

Motion to Grant the Application as Submitted

Motion: Mr. Baxter

Second: Mr. Parisi

Board Member Comments/Discussion: None

Voting Record:

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

CHAIRMAN NOBLE ENTERTAINED A MOTION FOR:

MEETING ADJOURNMENT

Motion to Adjourn:

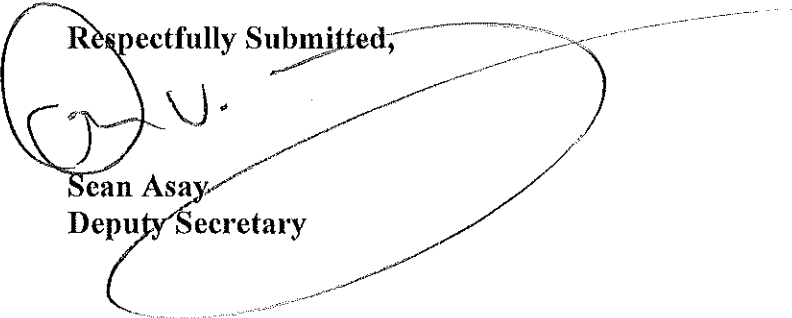
Motion: Mr. Baxter

Second: Mr. Parisi

Voice Vote Yes: Unanimous No: _____

The meeting was adjourned at 7:50 P.M.

Respectfully Submitted,

A large, handwritten signature in black ink, appearing to read 'Sean Asay', is written over the typed name and extends across the page.

Sean Asay
Deputy Secretary