

BOROUGH OF ISLAND HEIGHTS
PLANNING BOARD
REGULAR MEETING MINUTES
SEPTEMBER 14, 2023 – 7:00 P.M.

CHAIRMAN NOBLE:

CALLED THE MEETING TO ORDER AT 7 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	<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	<u>Present</u>	Absent
Mr. Slavick	Present	<u>Absent</u>
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 August 10, 2023

Motion: Ms. Pendleton

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. Richert <u>Yes/No</u> Abs.	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 28 – Lot 44 – 160 Van Sant Avenue – O’Donell – Adoption of Resolution

Presentation by Mr. Brady:

Mr. Brady summarized the Resolution for the Board.

Board Member Questions:

None

Chairman Noble entertained a:

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

Motion: Mr. Parisi
Second: Ms. Pendleton

Board Member Comments: None

Voting Record:

Mr. Baxter Yes/No <u>Abs.</u>	Ms. Bottomley Yes/No <u>Abs.</u>	Mr. Boyko Yes/No <u>Abs.</u>	Mr. Richert <u>Yes/No</u> Abs.	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 29 – Lots 4, 5 and 6 – 102 Cedar Avenue – John F. Peto Studio Museum – Preliminary and Final Major Site Plan – Special Reasons Variance and Bulk Variances

Mr. Parisi noted to the Chair that he is currently serving as President of the Peto Foundation and thus he will not be participating in hearing and acting on this matter by the Board

Presentation by Applicant:

Steven Kotzas was recognized by the Chair as attorney for the applicant. He explained that the plans of the Peto Foundation had changed and they now wish to add an addition to the existing museum building which will require a D Variance from the Board.

Mr. Kotzas introduced **Robert Harrington** as the engineer for the applicant. Mr. Harrington was sworn in by Mr. Brady and recognized by the Chair.

Mr. Harrington said that the proposed addition would actually reduced non conformities on the property and increase access for disabled visitors.

Mr. Kotzas introduced **George Thompson** as the architect for the applicant. Mr. Thompson was sworn in by Mr. Brady and recognized by the Chair.

Mr. Thompson said that the proposed addition would allow for a new kitchen for the museum along with an ADA bathroom. Disabled visitors would now be able to access the entire first floor of the museum once a chair lift is installed during the project.

Mr. Kotzas introduced **Jason Marciano** as the Professional Planner for the applicant. Mr. Marciano was sworn in by Mr. Brady and recognized by the Chair.

Mr. Marciano testified as to the criteria for the granting of a D-2 variance and expressed that he believes that the applicant has met the criteria for the variance to be granted.

Board Member Questions:

Mr. MacNeal and **Ms. Kier** - Questioned the impact that the proposed project would have on trees on the property.

Chairman Noble – Questioned when the existing green cottage might be removed.

Public Comments:

Edward Auer – Commented on the demolition of the green cottage.

Angela Whitehill – Commented on the preservation of trees during the proposed project

Bonnie Brown – Commented that she fully supports the Peto application.

Edward Brown – Commented on the ADA access afforded by the proposed project.

Chairman Noble entertained a:

Motion to Approve the Application as Submitted with the Stipulations Requested by the Board:

Motion: Mr. MacNeal
Second: Ms. Bottomley

Board Member Comments: 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. Richert <u>Yes/No</u> Abs.	Ms. Kier <u>Yes/No</u> Abs.
Mr. Parisi Yes/No <u>Abs.</u>	Ms. Pendleton Yes/No <u>Abs.</u>	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 46 – Lot 14 – 186 West End Avenue – Donnelly - Addition to Single Family Home with Variances

Presentation by Applicant:

Brian Donnelly was recognized by the Chair as the applicant and was sworn in by Mr. Brady.

Mr. Donnelly introduced as a witness his partner **Cory McGrath**. Ms. McGrath was recognized by the Chair and sworn in by Mr. Brady.

Ms. McGrath explained that the structure is not conforming due to its location on the property and the unusual shape of the lot. Their plan calls for adding two bedrooms to the structure and one bathroom. The addition will not increase the non-conformity of the structure.

Board Member Questions:

None

Public Comments:

None

Chairman Noble entertained a:

Motion to Approve the Application as Submitted

Motion: Mr. Baxter

Second: Ms. Pendleton

Board Member Comments: 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> Abs.	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>	

MEETING ADJOURNMENT

Chairman Noble entertained a:

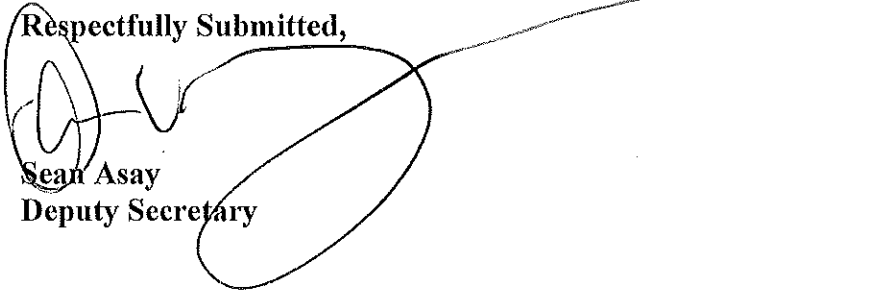
Motion to Adjourn:

Motion: Mr. Baxter
Second: Mr. Parisi

Voice Vote Yes: Unanimous No: _____

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

Respectfully Submitted,

A large, stylized handwritten signature in black ink, starting with a large 'S' and ending with a long horizontal flourish that extends to the right.

**Sean Asay
Deputy Secretary**