

**BOROUGH OF ISLAND HEIGHTS**

**PLANNING BOARD**

**REGULAR MEETING MINUTES**

**APRIL 11, 2024 – 7:00 P.M.**

**CHAIRMAN PARISI:**

CALLED THE MEETING TO ORDER AT 7 PM

**CHAIRMAN PARISI LED ALL IN THE:**

SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA

**CHAIRMAN PARISI READ THE FOLLOWING PUBLIC MEETING ANNOUNCEMENT:**

IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT OF THE STATE OF NEW JERSEY, ADEQUATE PUBLIC NOTICE OF THIS MEETING WAS PUBLISHED IN THE ASBURY PARK PRESS AND THE NEWARK STAR LEDGER ON JANUARY 26, 2024 STATING THE TIME, DATE AND 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 PARISI REQUESTED THE:**

**ROLL CALL OF THE MEMBERS OF THE PLANNING BOARD:**

Mr. Baxter	Present	<u>Absent</u>
Mr. Boyko	<u>Present</u>	Absent
Ms. Kier	<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	<u>Present</u>	Absent

**CHAIRMAN PARISI INTRODUCED THE APPROVAL OF PRIOR MEETING MINUTES:**

Adoption of the Proposed Minutes of the Board Meeting Conducted on January 11, 2024

Motion: Mr. Wilber  
Second: Ms. Pendleton

Board Comments/Discussion: None

Voting Record:

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

**CHAIRMAN PARISI INTRODUCED:**

**Block 32 – Lots 8 and 8.01 – 256 Summit Avenue – Donna Anne Simmons/Donna Anne Simmons Real Estate LLC and Daniel Simmons**

**Minor Subdivision**

Presentation by Applicant:

**Robert Shea**, introduced himself as attorney for the applicant. Mr. Shea explained that the applicant was seeking to adjust lot line between two lots to create two lots that will each be 50' wide.

Mr. Shea introduced **Albert Varosi (engineer)** as a witness. Mr. Varosi was sworn in by Mr. Brady. Mr. Varosi testified that one of the two lots in the application is now vacant and the other lot has a home that was built in 1880.

Mr. Shea introduced exhibits A1 and A2. Mr. Varosi testified that two buildings were cleared from the now vacant lot and that this proposed subdivision would decrease non-conformity in the neighborhood and create less density.

Mr. Brady confirmed for Board Members that the remaining home on the eastern lot is a pre-existing non-conformity and that no variance is being sought for this structure by the applicant.

Mr. Shea said that contrary to the recommendation of the Borough Engineer, the applicant would like to keep the structure on the eastern lot at this time.

Board Member Questions:

**Mr. Boyko** – Are there other residential lots in the Borough that are only forty feet wide?

**Mr. Varosi** - Yes

**Mr. MacNeal** – Why not remove the non-conforming structure on the eastern lot to reduce non-conformity?

**Mr. Shea** – The applicant would like to keep the structure for now, it may be Removed at a later date.

**Mr. Wilber** – Why are you moving ten feet to the eastern lot but you are not going to use the footage to build anything?

**Mr. Shea** – That is the current wishes of the applicant.

**Chairman Parisi** – Can the applicant do anything to reduce the encroachment on to the neighboring property?

**Mr. Shea** – No, but the encroachment will not be increased.

Public Comment:

**Michael York** – Introduced himself as an attorney representing adjacent property owners. He asserted that the Board could not properly hear this matter as the structure encroaches on to the property of one of the adjacent property owners who is not a party to the application. Chairman Parisi overruled the objection and said that the hearing would proceed.

All of the following individuals were sworn in by Mr. Brady prior to offering testimony:

**Keith Cooper** – I am concerned over the density of the neighborhood, one house on these two lots would make more sense than two.

**Ted Hoffman** – If the lot size is changing the non-conformity should have to be removed.

**Pat Cook** – Curbs and sidewalks should be required for any new construction as they already exist in the neighborhood.

Professional Staff Comments:

**Mr. Stocco** – I recommend that the Board require curbs, driveway aprons and sidewalks as part of any new construction if this subdivision is granted.

Chairman Parisi entertained a:

Motion to Approve the Subdivision Requested by the Applicant with the Stipulation that no Exterior Changes may be Made to the Existing Structure on the Eastern Lot and in the Case of any New Construction on Either of the Lots the Applicant Must Submit a Tree Replacement Plan and Must Install Curbs, Driveway Aprons and Sidewalks

Motion: Ms. Pendleton  
Second: Mr. Wilber

Board Member Comments on Motion:

**Chairman Parisi** - I wish that we could address the encroachment on to the neighboring property but that is not a matter for this Board.

Voting Record:

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

**CHAIRMAN PARISI ENTERTAINED A MOTION FOR:**

**MEETING ADJOURNMENT**

Motion to Adjourn:

Motion: Mr. Wilber

Second: Ms. Pendleton

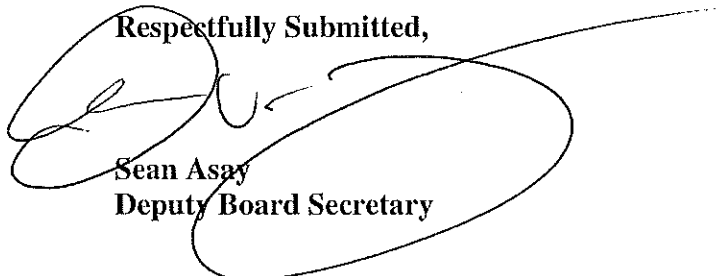
Voice Vote

Yes: Unanimous

No:

The meeting was adjourned at 8:10 PM.

**Respectfully Submitted,**

A large, stylized handwritten signature in black ink, appearing to read 'Sean Asay', is written over the typed name and title below it.

**Sean Asay  
Deputy Board Secretary**