

**BOROUGH OF ISLAND HEIGHTS**

**PLANNING BOARD**

**REGULAR MEETING MINUTES**

**SEPTEMBER 19, 2024 – 7:00 P.M.**

**VICE-CHAIRMAN MACNEAL:**

CALLED THE MEETING TO ORDER AT 7 PM

**VICE-CHAIRMAN MACNEAL LED 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 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, 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.

**VICE-CHAIRMAN MACNEAL 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	Present	<u>Absent</u>
Ms. Pendleton	<u>Present</u>	Absent
Mr. Richert	<u>Present</u>	Absent
Mr. Slavick	Present	<u>Absent</u>
Mr. Wilber	Present	<u>Absent</u>

**VICE-CHAIRMAN MACNEAL INTRODUCED THE:**

**APPROVAL OF PRIOR MEETING MINUTES:**

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

Motion: Mr. Richert  
Second: Mr. Boyko

Board Comments/Discussion: Vice-Chair MacNeal requested that his Voting record be corrected in the Minutes.

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 Yes/No <u>Abs.</u>	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. Reichert <u>Yes/No</u> Abs.
	Mr. Slavick Yes/No <u>Abs.</u>	Mr. Wilber Yes/No <u>Abs.</u>	

**VICE-CHAIRMAN MACNEAL INTRODUCED:**

**Block 14 – Lot 7 – 134 Oak Avenue – Variance for Attic and Garage Addition**

Applicant Presentation:

**Harvey York** was recognized by the Chair as attorney for the applicant. He said that the subject Property was a small home that is roughly one hundred years old and that the applicant seeks to Enlarge the home and improve the property.

Mr. York introduced **Matthew Hockenberry** as the engineer for the applicant. Mr. Hockenberry was recognized by the Chair and sworn by Mr. Brady. Mr. Hockenberry explained that the proposed project would elevate the home and add living space up to a total of 2,400 square feet, certain variances will be required due to the location of the structure on the lot.

Mr. York introduced **Paul Rugarber** as the architect for the applicant. Mr. Rugarber was recognized by the Chair and sworn by Mr. Brady. Mr. Rugarber explained that the proposed project would address a wet basement by eliminating the basement and replacing it with a crawl space. The new construction will carry a fire rating that the current property does not and it will make part of the attic into usable space.

Board Member Questions:

Board Members questioned why the entire structure is not being relocated and centered on the Lot and they expressed concern as to the placement of the pool and HVAC equipment near the Property line and in a location that will require a variance.

Public Comment:

**Alan Nichols** – Why not place the HVAC and pool equipment in the rear of the property.

**Frank Morrell** – As a neighbor he expressed concern as to noise from HVAC and pool Equipment near his property line.

Following Board discussion Vice Chair MacNeal entertained a:

Motion to Grant the Requested Variances to include side lot Fencing of the Property with the HVAC and Pool Equipment Placed at the rear of the Property

Motion: Mr. Richert  
Second: Ms. Pendleton

Comments on Motion: 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 Yes/No <u>Abs.</u>	Ms. Pendleton <u>Yes/No</u> Abs.	Mr. Reichert <u>Yes/No</u> Abs.
	Mr. Slavick Yes/No <u>Abs.</u>	Mr. Wilber Yes/No <u>Abs.</u>	

**VICE-CHAIRMAN MACNEAL ENTERTAINED A MOTION FOR MEETING ADJOURNMENT:**

Motion to Adjourn:

Motion: Ms. Pendleton  
Second: Mr. Richert

Voice Vote                      Yes: Unanimous                      No: \_\_\_\_\_

The meeting was adjourned at 8:05 PM.

Respectfully Submitted,

Sean Asay  
Deputy Secretary