

BOROUGH OF ISLAND HEIGHTS

PLANNING BOARD

REGULAR MEETING MINUTES

OCTOBER 17, 2024 – 7:00 P.M.

VICE CHAIR MACNEAL:

CALLED THE MEETING TO ORDER AT 7 PM.

VICE CHAIR MACNEAL LED ALL IN THE:

SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA

VICE CHAIR 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 CHAIR 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 CHAIR MACNEAL INTRODUCED THE:

APPROVAL OF PRIOR MEETING MINUTES:

Adoption of the Proposed Minutes of the Board Meeting Conducted on September 19, 2024

Motion: Mr. Richert

Second: Ms. Kier

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 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 CHAIR MACNEAL INTRODUCED:

Block 14 – Lot 7 – 134 Oak Avenue – Proposed Resolution Adoption – 2024-03

Resolution Summary – Mr. Brady:

Mr. Brady provided a summary of the proposed Resolution for the Board.

Board Member Questions:

None

Vice Chair MacNeal entertained a:

Motion to Waive Reading and Adopt Resolution 2024-03

Motion: Mr. Richert
Second: Mr. Boyko

Comments on Motion: None

Voting Record:

Mr. Boyko <u>Yes/No</u> Abs.	Ms. Kier <u>Yes/No</u> Abs.
Ms. Pendleton <u>Yes/No</u> Abs.	Mr. Reichert <u>Yes/No</u> Abs.

VICE CHAIR MACNEAL INTRODUCED:

Block 49 – Lot 2 – 1717 Route 37 – Robert and Laura Ziemer –

Proposed Change of Use

Applicant Presentation:

Richard Stanzione – Recognized by the Chair as counsel for the applicant. He advised That the applicant is a prospective buyer of the property who wishes to renovate the Building and change the use to professional office space. He advised that only the Existing non-conformities would remain and no additional variances were being Requested.

Kenneth Schlatmann – Recognized by the Chair and sworn in by Mr. Brady. He is the Engineer for the applicant. He presented the proposed site plan and changes to be made To the property. He said that once renovated the building would accommodate two Office tenants without the use of the basement. The highway sign will remain and two New signs will be mounted on the building with frontal lighting.

Eric Berchler - Recognized by the Chair and sworn in by Mr. Brady. He is the Proposed buyer of the property. He said that they plan to remove the pool on the Property and fill in the area and then complete a general property renovation to Include painting, repairs and landscaping.

Board Member Questions:

Mr. Richert – Questioned the proposed use of the basement area.

Mr. Boyko – Questioned the proposed lighting and landscaping.

Public Comments:

None

Vice Chair MacNeal entertained a:

Motion to Approve the Change of Use and Existing
Variances

Motion: Mr. Richert
Second: Ms. Pendleton

Voting Record:

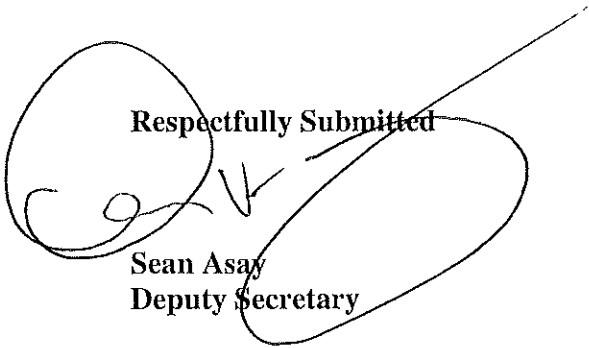
Mr. Baxter Yes/No <u>Abs.</u>	Mr. Boyko <u>Yes/No</u> Abs.	Ms. Kier <u>Yes/No</u> Abs.	
	Mr. MacNeal <u>Yes/No</u> Abs.	Mr. Parisi Yes/No <u>Abs.</u>	Ms. Pendleton <u>Yes/No</u> Abs.
		Mr. Slavick Yes/No <u>Abs.</u>	Mr. Reichert <u>Yes/No</u> Abs.
			Mr. Wilber Yes/No <u>Abs.</u>

**VICE CHAIR MACNEAL ENTERTAINED A MOTION FOR MEETING
ADJOURNMENT**

Motion to Adjourn:

Motion: Mr. Richert
Second: Mr. Boyko

Voice Vote Yes: Unanimous No: _____

Respectfully Submitted

Sean Asay
Deputy Secretary