

BOROUGH OF ISLAND HEIGHTS
PLANNING BOARD MEETING MINUTES
SEPTEMBER 11, 2025 – 7:00 P.M.

**CHAIRMAN PARISI CALLED THE MEETING TO ORDER AT 7 PM AND 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 NOTICE OF THIS MEETING WAS PUBLISHED IN THE ASBURY PARK PRESS AND THE NEWARK STAR LEDGER ON DECEMBER 20, 2024 STATING THE TIME, DATE AND PLACE OF THIS MEETING. NOTICE OF THIS MEETING WAS ALSO POSTED ON THE BOROUGH BULLETIN BOARD, 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	<u>Present</u>	Absent
Mr. Boyko	Present	<u>Absent</u>
Ms. Kier	<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. Smith	<u>Present</u>	Absent
Mr. Wilber	Present	<u>Absent</u>

CHAIRMAN PARISI INTRODUCED THE:

Approval of Prior Meeting Minutes

Motion to Approve the Proposed Minutes for the Board Meeting
of July 17, 2025

Motion: Mr. Smith
Second: Ms. Pendleton

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Mr. Boyko 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. Richert <u>Yes/No</u> Abs.
Mr. Slavick Yes/No <u>Abs.</u>	Mr. Smith <u>Yes/No</u> Abs.	Mr. Wilber Yes/No <u>Abs.</u>

CHAIRMAN PARISI INTRODUCED:

Proposed Ordinance 2025-12 – Board Consideration for Adoption

Ordinance Summary – Borough Clerk

The Borough Clerk provided a summary of the Proposed Ordinance and explained why the Mayor and Council are Proposing the change.

Board Member Comments – Questions

No comments

Chairman Parisi entertained a:

Motion to Recommend Adoption of Ordinance 2025-12
As Introduced by the Mayor and Council

Motion: Mr. Smith
Second: Ms. Pendleton

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Mr. Boyko 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. Richert <u>Yes/No</u> Abs.
	Mr. Slavick Yes/No <u>Abs.</u>	Mr. Smith <u>Yes/No</u> Abs.
		Mr. Wilber Yes/No <u>Abs.</u>

ORDINANCE 2025-12

**AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 32 OF THE
BOROUGH CODE ENTITLED - ZONING**

Language in **bold** is thus new language.

32-4.4 Area and Bulk Regulations.

a.

In the Medium Density and Low Density Residential Districts, the Primary use permitted will be single-family dwellings as heretofore defined in section 32-1 and subsection 32-4.1a of this chapter.

b.

In the Medium Density Residential District, the following provisions shall apply:

1.

Lot Size. A residential lot shall have a minimum frontage of seventy-five (75') feet upon a street accepted by the municipality and shall have a depth of one hundred (100') feet and minimum area of seven thousand five hundred (7,500) square feet, except that any existing subdivided lots or parcels of land containing at least three thousand seven hundred fifty (3,750) square feet, having a frontage of fifty (50') feet on an accepted street and having a depth of seventy-five (75') feet, will not be a nonconforming use but will continue to be a residential lot.

2.

Setbacks.

(a)

Principal buildings: twenty (20') feet.

(1)

Minimum front setback: twenty (20') feet.

(2)

Minimum rear setback: twenty (20') feet.

(3)

Minimum side setback: eight (8') feet. However, where the lot is located on a corner, the minimum side setback shall not be less than twenty (20') feet from the right-of-way.

(b)

Accessory buildings:

Use	Rear Setback	Side Setback
Swimming pool, Above and in-ground	10 feet	10 feet

Utility Sheds

less than

100 SF 3 feet 3 feet

Accessory

buildings

more than

100 SF

with exterior

walls

of one (1) hour

fire rating 5 feet 5 feet

Accessory

buildings more

than 100 SF

with exterior

walls less than

one (1) hour

fire rating 8 feet 8 feet

Detached decks 8 feet 8 feet

Attached decks to principal - Setbacks to comply with those of principal building

Ground mounted

dish antennas 8 feet 8 feet

Where the lot is located on a corner, the minimum side setback shall not be less than twenty (20') feet from the right-of-way.

3.

Building Area. All structures subsequently erected in this district shall occupy not less than one thousand sixty (1,060) square feet including the area occupied by accessory use structures as defined in subsection 32-4.2 of this chapter.

4.

Maximum Building Heights: thirty-five (35') feet. In any event, the building shall not contain more than two and one-half (2 1/2) usable floor levels counted vertically at any point in the building above the grade level as determined by the average grade evaluation of the corners of the building.

5.

If any **principal** structure existing as of the date of the adoption of this paragraph violates setback or height requirements and proposed new additions or alterations do not create new or extend or increase any existing zoning or setback violations, such additions or alterations shall be permitted to be made without the necessity of obtaining a variance, provided the following conditions are met:

(a)

The use shall be a conforming use in this zone; and

(b)

The lot shall conform to the area and yard requirements of this zone.

Any vertical or horizontal extension of a structure or a portion thereof in an area that is not in conformity with the present zoning ordinances, shall continue to be an expansion of a nonconforming structure and shall require approval by the Borough Land Use Board.

CHAIRMAN PARISI INTRODUCED:

Proposed Ordinance 2025-13 – Board Consideration for Adoption

Ordinance Summary – Borough Clerk

The Borough Clerk provided a summary of the Proposed Ordinance and explained why the Mayor and Council are Proposing the change.

Board Member Comments – Questions

Mr. Smith - asked for clarification of the fence heights And locations that will be permitted.

Chairman Parisi entertained a:

Motion to Recommend Adoption of Ordinance 2025-13
As Introduced by the Mayor and Council

Motion: Mr. Smith
Second: Mr. Baxter

Voting Record:

Mr. Baxter <u>Yes/No</u> Abs.	Mr. Boyko 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. Richert <u>Yes/No</u> Abs.	
	Mr. Slavick Yes/No <u>Abs.</u>	Mr. Smith <u>Yes/No</u> Abs.	Mr. Wilber Yes/No <u>Abs.</u>

ORDINANCE 2025-13

**AN ORDINANCE OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AMENDING CHAPTER 32 OF THE BOROUGH CODE
ENTITLED – ZONING**

The following shall repeal and replace Chapter 32-8 of the Borough Code Entitled – Fences:

32-8 FENCES

a.

Zoning Approval Required. Prior to erecting any new fence on a property within the Borough, the property owner must apply for and receive approval from the Zoning Officer in keeping with Borough Code Chapter 32. Repair or Replacement of existing fencing shall not require Zoning Approval.

b.

Front Yard Fencing. This shall include any fencing located in the area from the front property line along the street upon which the property is addressed to the front building line. Fencing located in this area shall not exceed three (3) feet in height and shall be made of metal, wood, vinyl or a similar material.

c.

Rear Yard Fencing. This shall include any fencing located in the area from the front building line to the rear property line and running across the rear property line. Fencing located in this area may be of solid type made of wood, vinyl or a similar material and shall not exceed six (6) feet in height.

d.

Side Yard Fencing with No Street Frontage. Fencing located in this area may be of solid type made of wood, vinyl or a similar material and shall not exceed six (6) feet in height. No side yard fence may extend beyond the front building line.

e.

Fencing on Lots Abutting Two Streets. Fences located on the property lines that abut streets shall be set back from the street edge a minimum of twenty (20) feet and shall not exceed six (6) feet in height and shall be made of metal, wood, vinyl or a similar material.

Fencing located on the property lines that do not abut a street, shall be made of metal, wood, vinyl or a similar material and shall not exceed six (6) feet in height.

g.

Fence Construction. The finished side of all fences erected in accordance with the provisions hereof shall face the adjoining property and/or street line. Any portion of a fence construction intended or utilized for the support of the fence shall be located on the inside of the fence, facing the principal portion of the tract of land upon which the fence is erected.

h.

Encroachments. All fences shall be erected within property lines, and no fence shall be located so as to encroach upon an adjoining property or a public right-of-way.

i.

Prohibited Fencing Materials. The following fences and fence construction materials are specifically prohibited in all zones in the Borough; barbed wire, canvas, concrete, cloth and electrically charged material.

CHAIRMAN PARISI INTRODUCED:

Block 27.04 – Lot 20.03 – 26 Highland Bend – Variance for Shed

Kate and Erik Olofsson - Applicants

Applicant Presentation:

Kate Olofsson appeared in support of the application and was Sworn in by Mr. Kunz.

Ms. Olofsson presented exhibits including a survey and site plan Of the property along with several photos. She explained that the Shape of the property and the dramatic slope at the rear of the Property made placing a shed in the rear of the principal structure Impossible.

Board Member Questions:

Mr. Smith – Asked for clarification of whether building permits were Required.

Ms. Pendleton – I visited the property and it is as described by the Applicant, I think that the application is justified.

Mr. Richert – The shed has already been constructed per the applicant.

Public Comments:

Susan Thompson – Commented that she lives in the neighborhood, that The proposed shed is in keeping with the character of the neighborhood And she supports the relief that is being sought.

Chairman Parisi entertained a:

Motion to Approve the Application and Grant the Variance

Motion: Ms. Pendleton

Second: Mr. Smith

Board Member Comments: None

Voting Record:

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

CHAIRMAN PARISI INTRODUCED:

Block 17 – Lot 8 – 135 Central Avenue – Minor Subdivision and Use Variance

Ayra Properties, LLC – Applicant

The Deputy Board Secretary advised the Chair that this applicant had submitted a written request for an adjournment to the October 16th meeting.

Granted.

CHAIRMAN PARISI ENTERTAINED A MOTION FOR:

Meeting Adjournment

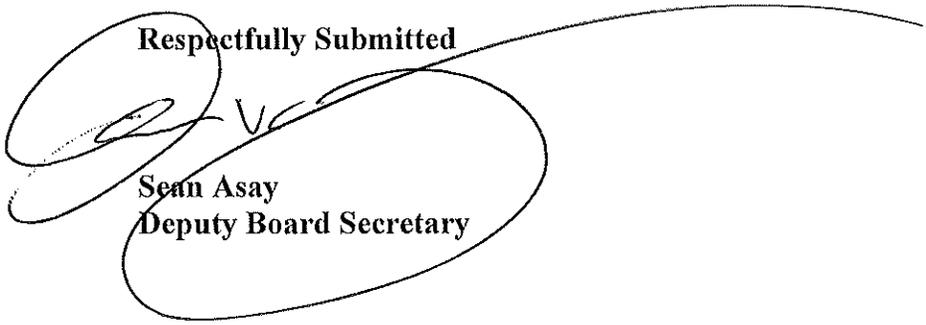
Motion to Adjourn

Motion: Mr. Smith
Second: Mr. Richert

Voice Vote Yes: Unanimous _____ No: _____

The meeting was adjourned at 7:30 PM.

Respectfully Submitted

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

**Sean Asay
Deputy Board Secretary**