

BOROUGH OF ISLAND HEIGHTS
PLANNING BOARD MEETING MINUTES
OCTOBER 16, 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	Present	<u>Absent</u>
Mr. Boyko	<u>Present</u>	Absent
Ms. Kier	Present	<u>Absent</u>
Mr. Parisi	<u>Present</u>	Absent
Ms. Pendleton	Present	<u>Absent</u>
Mr. Richert	<u>Present</u>	Absent
Mr. Slavick	Present	<u>Absent</u>
Mr. Smith	<u>Present</u>	Absent
Mr. Wilber	<u>Present</u>	Absent

CHAIRMAN PARISI INTRODUCED THE:

Approval of Prior Meeting Minutes

Motion to Approve the Proposed Minutes for the Board Meeting
of September 11, 2025

Motion: Mr. Richert
Second: Mr. Boyko

Voting Record:

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

CHAIRMAN PARISI INTRODUCED:

Block 27.04 – Lot 20.03 – 26 Highland Bend – Resolution Adoption

Kate and Erik Olofsson - Applicants

Resolution Summary – Mr. Brady:

Mr. Brady provided the Board with an oral summary of the Key provisions of Resolution 2025-03

Board Member Questions:

No questions

Chairman Parisi entertained a:

Motion to Waive Reading and Adopt Resolution 2025-03:

Motion: Mr. Smith

Second: Mr. Parisi

Board Member Comments: None

Voting Record:

Ms. Kier Yes/No <u>Abs.</u>		
	Mr. Parisi <u>Yes/No</u> Abs.	Ms. Pendleton Yes/No <u>Abs.</u>
		Mr. Smith <u>Yes/No</u> Abs.

CHAIRMAN PARISI INTRODUCED:

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

Ayra Properties, LLC – Applicant

Applicant Presentation:

Greg Hock – Attorney – Was recognized by the Chair on behalf of the Applicant. Mr. Hock requested a ten minute adjournment to discuss The application with members of the public who were in attendance.

Upon returning to the record, Mr. Hock introduced Matt Wilder as a Witness for the applicant, he was sworn in by Mr. Brady. Mr. Hock Questioned Mr. Wilder.

Matt Wilder – Engineer and Planner, accepted by the Chair as an expert Witness. Mr. Wilder explained that the application was seeking a use Variance to construct an office building on a portion of the property and A subdivision to create a residential lot with a bulk variance to allow for The construction of one single family home. Mr. Wilder provided the Details of the development proposal including two exhibits (A-1 – an overhead photo of the property and A-2 – a tax map of the subject property and the surrounding properties) and expressed his opinion that the Proposal represented the best use of the property.

Board Member Questions:

Mr. Hock and Mr. Wilder were questioned by Board Members Boyko, Richert, Smith, Wilber and Chairman Parisi as to the details of the Proposed development including buffers, drainage, parking and setbacks.

Public Comments:

George Thompson – Commented on the architecture of the proposed Office building.

Susan Thompson – Commented in opposition to the application in light Of the Master Plan.

Jodee Brown – Commented in opposition to the application with Concerns over runoff and flooding.

Aralynn Sutherland – Commented in opposition to the application with Concerns about traffic

Frank Morrell – Commented in opposition to the application with Concerns over traffic and construction issues.

Jill Sulzenberger - Commented in opposition to the application over Parking concerns

Jill Burt – Commented in opposition to the application with a preference For residential development.

Gordon Sutherland – Commented in opposition to the application with Concerns of garbage and smoking on the property.

Peter Slack – Commented in opposition to the application as not Appropriate in the zone.

Kathryn Frankovich – Commented on the proposal and concerns over The flow of traffic and whether the property would be appropriate for Homes.

Chairman Parisi entertained a:

Motion to Deny the Application

Motion: Mr. Smith
Second: Mr. Boyko

Board Member Comments:

Mr. Smith – The applicant has not met their burden to be eligible For the requested variance(s) therefore I oppose the application.

Mr. Wilber – I do not think that the corner proposed for the office Building is appropriate for residential development. The applicant Has demonstrated that their proposal represents the best use of this Property and they have agreed to all of the requests of the Members of This Board and surrounding residents for changes to their proposal.

Chairman Parisi – This Board should accept and memorialize the Changes to the proposal agreed upon by the applicant including Assurances regarding natural buffers, employee count, lighting and Parking. If approved, this proposal would provide a new Commercial building that would be compliant with the building codes And flood standards.

Mr. Brady – Provided the Board with information on the information That should be considered and the applicable standards for granting the Relief sought by the applicant.

Ms. Looney – Commented on the parking layout at the proposed office Building and specifically on spots designated for electric vehicles and Handicapped persons.

Voting Record:

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

Chairman Parisi entertained a:

Motion to Approve the Application with the Stipulations agreed to by the Applicant Regarding The Total Number of Employees Permitted to Work In the Office Building, Natural Barriers/Buffers/Fencing, Parking, Lighting and Windows on the West Side of the Office Building

Motion: Mr. Wilber

Second: Mr. Richert

The Chair recognized Mr. Hock, Mr. Hock requested that the Board consider Adjourning further action on the application until the November Board Meeting so that one additional eligible Board Member may review the application and listen to The record of the proceedings of this date and be eligible to vote at the November meeting.

Chairman Parisi entertained a:

Motion to Adjourn the Meeting and Table the Vote on the Pending Motion to Approve the Application to the Meeting of the Board Scheduled for November 20, 2025 as the Applicant has agreed on the record to waive Applicable Time Limits for the Board to Act on the Application:

Motion: Mr. Smith

Second: Mr. Wilber

Board Member Discussion: None

Voting Record:

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

CHAIRMAN PARISI ENTERTAINED A MOTION FOR:

Meeting Adjournment

Motion to Adjourn

Motion: Mr. Richert

Second: Mr. Wilber

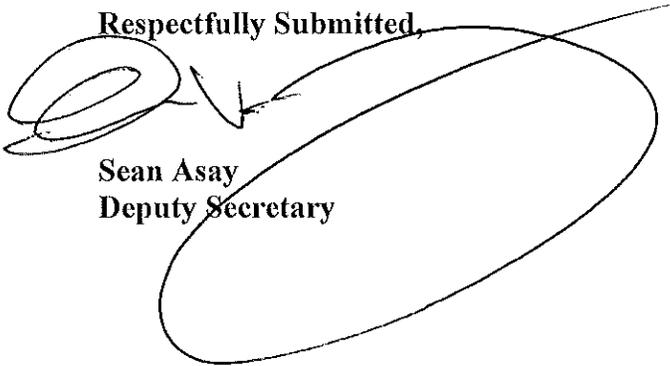
Voice Vote

Yes: Unanimous

No _____

The Meeting was adjourned at 9:45 PM.

Respectfully Submitted,

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

**Sean Asay
Deputy Secretary**