

PLANNING BOARD

September 21, 2015

PRESENT: Messrs. Meyer, Campbell, Windas, Reynolds, Burke, Hoffman and Ms. Sheridan

ABSENT: Ms. Rokoszak

ALSO PRESENT: Board Attorney Douglas Kovats, Esq. and Board Secretary April Claudio

At approximately 7:30 p.m. the secretary stated that adequate notice of this meeting of the Planning Board was sent by email to our official newspapers, the Coast Star, the Star Ledger, and the Asbury Park Press on December 22, 2014 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Burke made a motion to waive the reading and approve the minutes of the July 20, 2015 regular meeting, which was seconded by Mr. Hoffman and approved by the following vote:

AYES: Messrs. Meyer, Windas, Reynolds, Burke, Hoffman and Ms. Sheridan

NAYS:

ABSTAIN: Mr. Campbell

Ms. Claudio stated she received a letter from the engineer for the Friendly Sons of the Shillelagh which stated they are requesting an extension on the approvals the Board previously granted. Mr. Hoffman made a motion to grant a one year extension, which was seconded by Mr. Burke and unanimously approved.

JOSEPH SZODFRIDT – 1402 C STREET

Appearing for this application was the applicant and his builder James Alburtus. Mr. Alburtus submitted some additional documents for the Board to review. Mr. Szodfridt stated he currently lives next door to this property. He is the contract purchaser of it. The current property is an eyesore and is run down. He would like to subdivide the property and build two new single-family homes.

Mr. Kovats asked if there is documentation from the property owner giving permission to proceed with this application. Mr. Alburtus thought Rabbi Heineman had submitted something. He added that Mr. Szodfridt's purchase of the property is contingent on these approvals. Mr. Kovats recommended the Board not proceed on this application until we have documentation signed by the property owner. Mr. Szodfridt asked to withdraw his application without prejudice so he can obtain the approval and reappear before the Board at the next meeting.

COASTAL JERSEY PROPERTIES INC. – 805 12TH AVENUE

Appearing for this application was attorney Carlton Kromer. Mr. Kromer stated the property is in a residential zone and looking to use the property as a residential use. It currently looks like a residential house but the prior uses were a non-conforming commercial use. Would like to use the house as a three bedroom residence. There is already an existing driveway on site so there is sufficient parking. They will just be renovating the interior to delineate the bedrooms.

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Mr. Burke asked for clarification on the address. Mr. Kromer stated the building states 801 but the Board Secretary has told him it's 805. Ms. Claudio stated the tax records state it is 805.

Mr. Windas asked about the variances. Mr. Kromer stated they are not asking for any variances just asking to keep the existing non-conformities as is. Mr. Windas stated he noticed there was some asphalt removed which he would think would reduce the 80% impervious coverage. Mr. Kromer stated that was correct and believes he now complies with the impervious coverage.

Mr. Kromer agreed he would abandon the non-conforming commercial use if the application is approved.

Public: John White, 1204 Bayview Avenue, asked for clarification on the project. Mr. Kromer stated it is an office that he is turning into a residence with three bedrooms. Mr. White is concerned that this property would become a rental property and possibly an animal house which they already have one of on the street.

Beth Rotchford, 1208 Bayview, stated the property looks great now but her concern would be the same about it becoming an animal house. She added that a residential use would be good. Hopes they will check the plumbing during renovation because there was a problem a few years ago with a pipe bursting in the driveway.

Board comments:

Mr. Meyer stated it is very good that they are extinguishing the non-conforming use and would hope that if it is a rental property they would do their due diligence to get the right people in there.

Ms. Sheridan stated she has no problems with the application but suggest they look into an easement regarding the water pipe.

Mr. Campbell stated he would hope if it's a rental that they take into consideration the neighborhood.

Mr. Reynolds stated he has no problem with the application.

Mr. Burke stated it is a nice application and is not concerned about the pre-existing nonconformities.

Mr. Hoffman stated it is a good application.

Mr. Windas agreed with all of the comments.

Mr. Hoffman made a motion to approve the application, which was seconded by Mr. Burke and approved by the following vote:

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AYES: Messrs. Meyer, Campbell, Windas, Reynolds, Burke, Hoffman and Ms. Sheridan
NAYS:

Public Comments: none

Mr. Meyer made a motion to adjourn the meeting, which was seconded by Mr. Campbell and approved unanimously.