

PLANNING BOARD

SEPTEMBER 18, 2017

PRESENT: Rick Meyer, Thea Sheridan, Larry Reynolds, Ed Windas, Jared Cohen, Brian Magovern, Chris Hoffman, Judy Rokoszak and Tom Burke

ABSENT: Robert Forte, Matt Doherty, and Michael Campbell

ALSO, PRESENT: Board Attorney Doug Kovats, Esq. and Acting Board Secretary Patricia White

At approximately 7:00 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 and the Asbury Park Press on November 18, 2016 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop: Mr. Kovats explained the Board will be hearing testimony on adding Block 95 Lots 14 and 15 into the redevelopment plan.

REDEVELOPMENT HEARING – BLOCK 95 LOTS 14&15

Francis Reiner, Planner, gave a PowerPoint presentation. The Board previously deemed Block 95 Lots 5-13 as an area in need of redevelopment. The Board recommended that lots 14 and 15 also be added. Lot 14 is a Borough owned parking lot and Lot 15 is Yeager Automotive. Adding these properties into the redevelopment zone is consistent with the Master Plan. Both properties meet criteria “D”.

Public: Meryl Yeager, Lot 15 owner, stated he is opposed to his property being added to the redevelopment zone and doesn’t need any financing tools. He also never saw Mr. Reiner at his property. Mr. Reiner stated he did visit the property on several occasions and took pictures, however he did not go inside the building, because it was not necessary. Mr. Yeager left the meeting after his comment.

Gene Creamer, 318 4<sup>th</sup> Avenue, feels the current configuration of both lots is appropriate given their proximity to Taylor Hardware’s propone station. Can’t imagine a better use for the properties. He pointed out the properties were deemed an area in need of rehabilitation in 2013.

Board Comments: Ms. Sheridan stated she would be leery of adding Lot 15 with the owner being opposed to it.

Mr. Reynolds stated he wished the owner would have stated so they could have told him he’s not being forced to do anything with his property.

Mr. Magovern felt adding these two lots to the already zoned redevelopment area next-door is a good idea. Mr. Burke and Mr. Hoffman agreed.

Mr. Cohen stated he would vote yes.

Mr. Windas made a motion to accept the report prepared by Mr. Reiner, which was seconded by Mr. Cohen and approved unanimously.

Mr. Hoffman made a motion to approve the minutes of the August 21, 2017 meeting, which was seconded by Ms. Sheridan and approved by the following vote:

AYES: Mr. Meyer, Mr. Magovern Ms. Sheridan, Mr. Cohen, Mr. Reynolds, Mr. Windas, Mr. Burke and Mr. Hoffman

NAYS:

ABSTAIN: Ms. Rokoszak

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