

PLANNING BOARD

JANUARY 8, 2018

PRESENT: Rick Meyer, Mike Campbell, Ed Windas, Brian Magovern, Tom Burke, and Robert Forte (arrived 7:08 p.m.)

ABSENT: Matt Doherty, Jared Cohen, Larry Reynolds, Thea Sheridan, and Chris Hoffman

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

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 December 18, 2017 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop: Mr. Kovats gave a brief explanation of the application being presented.

Mr. Kovats administered the Oath of Office to Brian Magovern, Mike Campbell, Ed Windas, Robert Forte, and Tom Burke.

Board Member Judy Rokoszak resigned from the Board in writing.

Nomination of Chairman: Mr. Campbell nominated Mr. Windas, seconded by Mr. Meyer and approved unanimously.

Nomination of Vice Chairman: Mr. Windas nominated Mr. Meyer, seconded by Mr. Magovern and approved by the following vote:

AYES: Mr. Campbell, Mr. Windas, Mr. Magovern, and Mr. Burke

ABSTAIN: Mr. Meyer

Mr. Campbell made a motion to waive the reading and approve the minutes of the December 18, 2017 meeting, which was seconded by Mr. Meyer and approved by the following vote:

AYES: Mr. Campbell, Mr. Windas, Mr. Magovern, Mr. Meyer and Mr. Burke

Mr. Meyer made a motion to waive the reading and approve the resolution appointing Doug Kovats as Board Attorney, which was seconded by Mr. Windas and approved by the following vote:

AYES: Mr. Campbell, Mr. Windas, Mr. Magovern, Mr. Meyer and Mr. Burke

Mr. Campbell made a motion to waive the reading and approve the resolution establishing the Open Public Meetings Act procedures, which was seconded by Mr. Meyer and approved by the following vote:

AYES: Mr. Campbell, Mr. Windas, Mr. Magovern, Mr. Meyer and Mr. Burke

Mr. Campbell made a motion to waive the reading and approve the resolution granting approvals to East Port Phase II, Loko Co. LLC, which was seconded by Mr. Windas and approved by the following vote:

AYES: Mr. Campbell, Mr. Windas, Mr. Magovern, Mr. Meyer, Mr. Forte, and Mr. Burke

JAMES STEWART – 214 13TH AVENUE – MINOR SUBDIVISION

Appearing for this application were Attorney William Shippers, Mr. Stewart and engineer Tim Laurie. Mr. Shippers stated their proposal is to split a 100x100 lot into two 50x100 lots. Mr. Laurie stated the lot currently has a single-family home and a garage. The existing garage, front steps to the house, steps to the deck, and a basement entrance would be removed. Removal of these items creates a nonconforming side yard setback for the existing house. Variances for lot 16.01 with the existing structure: existing front yard setback, existing side yard setback, porch setback, and building coverage because of the proposal of a new garage.

PLANNING BOARD

JANUARY 8, 2018

Mr. Stewart stated the existing home has four bedrooms which requires three parking spaces. The driveway and proposed garage allows for four cars.

Mr. Laurie presented aerial photos showing existing neighborhood conditions. He sees no negative impact if the Board were to grant the subdivision. The new proposed vacant lot would be conforming.

Mr. Shippers and Mr. Laurie stated the existing driveway which will be on the new lot will remain.

Mr. Laurie stated they have requested a waiver of submitting an environmental impact statement and traffic report since it's just a two-lot subdivision. He addressed the Board engineer's comments in their review letter.

Mr. Shippers referenced comment #4 of the engineer's letter, stating they cannot figure out what Mr. Venezia meant but will reach out to him for clarification.

Mr. Kovats asked about drainage for the lots. Mr. Stewart will work with the Borough Engineer to satisfy any drainage concerns. Mr. Shippers agreed water would remain on their sites. Mr. Magovern stated there are a lot of trees on the property that will help with drainage.

Mr. Magovern was concerned the proposed garage is rather large and was concerned about it being rented. Mr. Shippers stated the garage would not be habitable. He added the ordinances allow a 240-square foot garage not included in building coverage but they are proposing 440 square feet. Mr. Laurie stated the existing house is over on the building coverage without the garage. Mr. Shippers stated it's only a difference of 9 feet in width that affects the increase of building coverage.

Public: none

Mr. Meyer stated he doesn't see a problem with the application.

Mr. Campbell stated he has no problem with the application. The garage is large however knowing the block and size of the house he does not have a problem with it.

Mr. Magovern doesn't understand why variances are needed on one lot and not the other. Feels someone will be asking for variances in the future for both lots. He stated he will vote no.

Mr. Burke stated he understands the need for the larger garage. The variances are pre-existing. No problem with it.

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

Mr. Windas stated he has no problem with the application. Hopes they attract a nice family. Also has no problem with the waivers requested.

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

AYES: Mr. Campbell, Mr. Windas, Mr. Burke and Mr. Forte

NAYS: Mr. Magovern

Public: none

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