

**OCEANPORT PLANNING BOARD
MINUTES
May 10, 2016**

Chairman Widdis called the meeting to order at 7:30 p.m. and gave the Statement of Compliance with the Open Public Meetings Act: "Adequate notice of this meeting has been provided by notice to the Asbury Park Press and The Link News on January 15, 2016, publication on January 21, 2016 and by the posting of same on the municipal bulletin board and Borough Web Site."

Chairman Widdis led the flag salute.

MEMBERS PRESENT: Mr. Foster (entered at 7:34pm), Councilwoman Cooper, Mr. Kahle, Mr. Sullivan, Mr. Savarese, Mr. Whitson, Mr. Widdis, Mr. Kleiberg

MEMBERS ABSENT: Mr. Wible, Mr. Fichter, Mr. Proto

OFFICIALS PRESENT: Jeanne Smith, Board Secretary, Rick DeNoia, Esq., Board Attorney, Board Engineer/Planner William White

BOARD BUSINESS:

1. Minutes of the meeting of April 12, 2016 were approved on a motion from Mr. Whitson and a second from Mr. Kahle and approved by the eligible Board members.
2. Minutes of the meeting of April 26, 2016 were approved as presented on a motion from Mr. Whitson and a second from Mr. Kahle and approved by eligible Board members.

OLD BUSINESS:

3. PB2016-01 Mazza, James (275 Port Au Peck Ave) **CARRIED from April 12, 2016**
A resolution accepting the withdrawal of application was previously provided to the Board. Mr. DeNoia explained that when an application is withdrawn without prejudice, it means that the applicant may return to the Board with a similar or different application, which is normally prohibited if an application is denied or dismissed. New notices will be required if a new application is submitted. Mr. Foster made a motion to approve the resolution, which was seconded by Mr. Kleiberg. The motion received the following roll call:

AYES: Mr. Whitson, Mr. Foster, Mr. Kleiberg, Mr. Kahle,
NAYES: None
ABSTAIN: None
ABSENT: Mr. Wible, Mr. Fichter, Mr. Proto
INELIGIBLE: Councilwoman Cooper, Mr. Sullivan, Mr. Savarese

Ms. Smith stated the motion carried.

NEW BUSINESS:

4. PB2016-04, Carnes, Philip
34 Main Street
Block 115, Lot 5
Request for Bulk Variance – Lot Width

The following persons were sworn: Philip Carnes, Applicant and William White, Board Engineer and Planner. Mr. DeNoia stated the conditions for notices are in compliance and the Board has jurisdiction. Mr. Carnes described the relief he was requesting. The front of the lot is a pre-existing non-conforming lot; 100 feet is required where the property has only 68.35. Mr. Carnes is seeking a width variance. The plan is in conformance with setbacks, lot coverage and heights. There is one change with regard to the basement. The plans show a full basement, but due to water table issues, it will be a crawl space

instead. Mr. White asked if the Applicant attempted to purchase any neighboring properties in order to make his lot conforming. The Applicant replied he had not as both properties were developed and there wasn't sufficient land to purchase to bring his lot into conformance.

Chairman Widdis asked for questions from the Board. Mr. Kahle asked that the topography be checked and meet the Engineer's letter to which the Applicant acknowledged.

Chairman Widdis asked about ingress and egress. The Applicant stated he would discuss changes to the driveway with his architect. Mr. Carnes also stated there was one other change to the porch. Instead of a wooden porch, it will be a bluestone masonry porch.

PUBLIC:

Chairman Widdis opened the meeting to the public for questions or comments for this application only. As no one from the public wished to be heard, Chairman Widdis closed that portion of the hearing.

Mr. Savarese made a motion to approve the application as amended with a driveway that tips to the west, straight 20 feet wide, with a crawl space instead of a basement, bluestone masonry porch and grading as recommended by Mr. White, which was seconded by Mr. Kleiberg. The motion received the following roll call:

- AYES: Mr. Whitson, Mr. Foster, Councilwoman Cooper, Mr. Sullivan, Mr. Savarese, Mr. Kleiberg, Mr. Kahle, Mr. Widdis
- NAYES: None
- ABSTAIN: None
- ABSENT: Mr. Wible, Mr. Fichter, Mr. Proto
- INELIGIBLE: None

Ms. Smith stated the motion carried.

PUBLIC:

Chairman Widdis opened the meeting to the public for questions. As no one from the public wished to be heard, Chairman Widdis closed that portion of the hearing.

RESOLUTIONS:

- 5. PB2015-13 DeMarco Development (91 Monmouth Road). As the Resolution was made available to the Board previously, Mr. DeNoia summarized the previous meetings regarding this application and the Resolution after which Mr. Whitson made a motion to approve the resolution which was seconded by Mr. Sullivan and received the following roll call:

- AYES: Mr. Whitson, Mr. Foster, Councilwoman Cooper, Mr. Savarese, Mr. Kahle, Mr. Sullivan.
- NAYES: None
- ABSTAIN: None
- ABSENT: Mr. Wible, Mr. Fichter, Mr. Proto
- INELIGIBLE: Mr. Kleiberg, Mr. Widdis

Ms. Smith stated the motion carried.

- 6. PB2016-05 Savin, Paul & Cabezas, Helena (47 Cayuga Avenue) As the Resolution was made available to the Board previously, Mr. DeNoia summarized the Resolution after which Mr. Foster made a motion to approve the resolution which was seconded by Mr. Sullivan and received the following roll call:

- AYES: Mr. Whitson, Mr. Foster, Councilwoman Cooper, Mr. Savarese, Mr. Kahle,

Mr. Sullivan, Mr. Widdis
NAYES: None
ABSTAIN: None
ABSENT: Mr. Wible, Mr. Fichter, Mr. Proto
INELIGIBLE: Mr. Kleiberg

Ms. Smith then reported that Mr. Foster successfully completed his mandatory training. She also advised there were no pending applications and requested guidance on whether or not the meeting on May 24th should be cancelled. Chairman Widdis stated if there are no applications, then there will be no meeting.

PETITIONS FROM THE PUBLIC: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public wished to be heard, Chairman Widdis closed that portion of the meeting.

ADJOURNMENT: As there was no further business, the meeting was adjourned at 8:06 p.m. on a motion by Mr. Whitson which was seconded by Mr. Foster and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary