BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● DECEMBER 11, 2018

Regular **Maple Place School** **7:30 PM**

2 Maple Place, Oceanport, NJ 07757

I. Call to Order: Chairman Widdis called the meeting to order at 7:30 p.m.

II. Open Public Meetings Statement: Chairman Widdis 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 16, 2018 and by the posting of same on the municipal bulletin board and Borough Web Site."

III. Flag Salute: Chairman Widdis led the audience, members of the Board in the flag salute.

IV. Roll Call:

Attendee Name	Title	Status	Arrived
Christopher Widdis	Chairman	Present	
James Whitson	Vice Chairman	Present	
Darren Davis	Mayor's Designee	Present	
Robert Proto	Council Liaison	Present	
Joseph Foster	Environmental Commision Liaison	Present	
John (Jack) Kahle	Class IV	Absent	
MIchael Savarese	Class IV	Present	
Robert Kleiberg	Class IV	Present	
Daphne Halpern	Class IV	Absent	
Thomas Tvrdik	Alternate I	Present	
Eric Motzenbecker	Alternate II	Present	
Jeanne Smith	Board Secretary	Present	
William White	Board Engineer/Planner	Present	
Kevin Kennedy	Board Attorney	Present	

V. Board Business:

1. Approval of Minutes, November 13, 2018

Chairman Widdis called for a motion to approve the Minutes of November 13, 2018, which was made by Mr. Whitson, seconded by Mr. Kleiberg and approved by the eligible members of the Board.

VI. Old Business: None:

VII. New Business:

1. PB2018-11 Russell, Terry - 1262 Turf Drive

Exhibits

- A-1 Land Use Board Application
- A-2 Zoning Denial Letter
- A-3 Survey of Property prepared by OnPoint Surveying, LLC, dated Nov. 5, 2014.
- A-4 Maser Consulting Review Letter dated November 13, 2018.
- A-5 Proposed Addition and Alteration, Russell Residence, 3 Sheets, prepared by Kurt J. Ludwig, AIA, last revised Sept. 12, 2018

The following persons were sworn in by Mr. Kennedy: Susan Russell, Co-Applicant and Owner and William White, Board Engineer and Planner. Ms. Russell explained the reasons for her request for the addition to accommodate out of town family when they visit and the addition of a second garage. The plans call for a master bedroom with an on-suite bath and increase the size of the room behind the 2nd car garage. Chairman Widdis asked who made the entries on the property survey. Ms. Russell did not know who made the changes to the survey, but that it is accurate. Mr. White stated the front porch does encroach on the 3' front yard setback, but an additional 4' is permitted and the applicants were in compliance. Mr. White also noted the request for a rear yard set back is 23', rather than 26'. Chairman Widdis asked if, because of that, if the notice was correct. Ms. Smith reviewed and replied notice was correct. Chairman Widdis and Mr. White discussed dimensions of the addition. Mr. White stated the lot was previously subdivided. Chairman Widdis stated that the rear of the property abuts Woodbine Cemetery. Ms. Russell provided further explanation of plans to remove a small powder room, which will expand the laundry room. Mr. Foster asked about the letter from the neighbor unopposed to the addition. Mr. Kennedy advised that technically, the letter is inadmissible, but noted for the record. Ms. Russell testified that there was no ability to purchase nearby property. Mr. Savarese and Mr. White had a discussion regarding the width of the driveway.

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

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

Councilman Proto made a motion to approve the Application, which was seconded by Mr. Foster. Mr. Kennedy noted the standard conditions for approval for the record.

RESULT:	**ADOPTED**
MOVER:	Councilman Robert Proto
SECONDER:	Joseph Foster
AYES:	Whitson, Sullivan, Foster, Proto, Kleiberg, Savarese, Tvrdik, O'Brien, Widdis
NAYES:	None
ABSENT:	Kahle, Halpern

VIII. Resolutions:

1. PB2018-10 Feulmer, Eric 86 Sea Girt Ave

As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the Resolution. Mr. Foster made a motion to approve the Resolution, which was seconded by Mr. Kleiberg and received the below roll call:

RESULT:	**ADOPTED**
MOVER:	Joseph Foster
SECONDER:	Robert Kleiberg
AYES:	Whitson, Sullivan, Foster, Savarese, Kleiberg, Tvrdik, O'Brien
ABSTAIN:	Widdis
ABSENT:	Kahle, Halpern
INELIGIBLE:	Proto

2. PB2017-02.1 Brown, Peter - 93 Main Street

As the Resolution had been previously provided to the Board, Mr. Kennedy summarized the Resolution including the different motions made during the hearings with the exception of some technical information that was pending from the engineers that would be entered afterwards with the Board's approval. Vice Chairman Whitson expressed concern that the Board was being requested to approve something that was not complete before them. Consensus was to get the technical information and bring back to the Board for the next meeting.

IX. 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.

X. Adjournment: As there was no further business, the meeting was adjourned at 8:05 PM on a motion by Mr. Whitson, which was seconded by Mr. Savarese and approved by the Board.

Respectfully submitted,

Jeanne Smith
Borough Clerk