BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● SEPTEMBER 10, 2019

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: This meeting complies with the Open Public Meetings Act by notification on January 9th and 11th, 2019 of this location, date and time to the Asbury Park Press and the LINK News and by the posting of same on the municipal bulletin board and Borough Web Site.

III. Flag Salute: Chairman Widdis led the audience and 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	Absent	
Joseph Foster	Environmental Committee Liaison	Present	
John (Jack) Kahle	Class IV	Present	
Michael Savarese	Class IV	Present	
Robert Kleiberg	Class IV	Present	
Daphne Halpern	Class IV	Absent	
Thomas Tvrdik	Alternate I	Present	
Jeanne Smith	Board Secretary	Present	
William White	Board Engineer/Planner	Present	
Kevin Kennedy	Board Attorney	Present	

V. Board Business - None

VI. Old Business:

1. PB2019-07 Ingrassia, Carl

A-6 Plan entitled “Plot Plan for new wall” prepared by Richard Stockton and Associates, Inc., dated July 8, 2019, last revised August 20, 2019, consisting of one (1) sheet
A-7 Colored Rendering of Proposed Fence
A-8 Photograph of Proposed Outdoor Shower When Completed
B-1 Certification of Eligibility to Participate, Robert Kleiberg

Mr. Kennedy asked Ms. Smith if any Board members had listened to the tape of the previous hearing. Ms. Smith advised that Mr. Kleiberg had listened and was eligible to participate. Mr. Kennedy marked Mr. Kleiberg’s certification as **B-1.** William White, Board Engineer was sworn in. Mr. Kennedy recognized Mr. Ingrassia and Mr. Ornowski, and asked if they recognized they were still under oath from the last time and were. Mr. Kennedy summarized the last hearing, multiple questions, multiple plans and the Board’s request for one plan and then marked **Exhibit A-6** for the record.

Mr. Ornowski described the revisions to the plan including plot of the 5’x12’ shower, cold water only which is now indicated on the plan, existing gutters and leaders and drainage noted, drainage behind the wall addressed by a 4” underground pipe that drains to the water in the back, new aluminum Jared fence, 4’ in height, atop of the wall, top of wall 7’, bottom of wall is 5’ for a 2’ high wall, existing grade shown. Mr. Ornowski presented two additional items for the Board which were marked as Exhibits **A-7** and **A-8** depicting the fence and proposed shower. Mr. Ornowski answered Board questions concerning landscape screening, size of shower and fence details. Chairman Widdis requested that the Applicant identify on the plan where the fence and wall began, wall being 125’ in length and the fence 50’, which was shown as a highlight on **A-6.**

Mr. Ornowski answered Board questions about the shower, water turnoffs, no drains, size, no lighting, no toilet, water to drain via underground pipe out to river and distance of the front setback.

Mr. White had no additional questions but reviewed the variances being sought: minimum side yard setback for principal structure of 10/20 required with 8’/21’ combined and 10’ setback from property line for retaining wall.

PUBLIC:
Chairman Widdis opened the meeting to questions from the public for this witness. As there was no one, he closed that portion of the meeting.

PUBLIC:
Chairman Widdis opened the meeting to comments or statements on the application from the public. As no one wished to be heard, he closed that portion of the hearing.

2. Motion to Approve Application PB2019-07

Mr. Savarese made a motion to approve the application as revised by new plan dated 8/20/19, for a retaining wall 125’ length, various heights but no higher than 2’, fence 50’ length on top of the wall, removal of patio reducing impervious surface down to 36.7% and subject to the standard conditions which was seconded by Mr. Whitson.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Savarese, Class IV
SECONDER:	Darren Davis, Mayor's Designee
AYES:	Widdis, Whitson, Davis, Foster, Kahle, Savarese, Kleiberg, Tvrdik
ABSENT:	Proto, Halpern

VII. New Business:

1. PB2019-08 Herman, Nancy

A-1 Land Development Application
A-2 Plan entitled “Survey of Property” prepared by Morgan Engineering & Surveying, dated August 27, 2019, consisting of one (1) sheet
A-3 Plan entitled “Survey of Property” prepared by Morgan Engineering & Surveying, dated August 27, 2019, consisting of one (1) sheet with Plotted Proposed Shed prepared by Applicant.

The following persons were sworn in: Applicant Nancy Herman, Dan Herman and William White, Board Engineer/Planner were sworn in. Mr. Kennedy marked **Exhibits A-1, A-2, and A-3** for the record.

Mr. Kennedy asked if there was anyone present who had an objection to the notice provided for this application. Hearing none, advised that he had reviewed the notice, found service in order and the Board had jurisdiction.

Mrs. Herman testified that she was the owner of the property, living in the property and explained that the home was ranch with no 2nd story and no basement. The property has a shed that she calls the "dirty" shed – tools, mower, etc. are stored and she was seeking a second shed to store some of the toys for grandchild and herself. She is seeking 5' from the side yard where 10' is required, spoken with the neighbors who had no objections. There would be plantings around the shed, there would be lighting on the inside of the shed but not the outside,

Chairman Widdis asked for any Board questions. Mr. Tvrdik asked if the Board should grant approval for the existing non-compliant shed for which there were no objections. Mr. Kahle did request that if the shed was taken down that it be moved. Mr. Savarese questioned it might be better to move the proposed shed closer to the rear property line to keep it 10' from the house. Mr. White commented that he shed was 10' from the house where proposed.

PUBLIC:
Chairman Widdis opened the meeting to questions from the public. As there was no one, he closed that portion of the meeting.

PUBLIC:
Chairman Widdis opened the meeting to comments or statements on the application from the public. As no one wished to be heard, he closed that portion of the hearing.

2. Motion to Approve Application Granting Variances for Existing Shed and Proposed Shed

Mr. Whitson made a motion to approve the application as amended for the two sheds as shown on the Plot Plan and subject to the standard conditions which was seconded by Mr. Foster.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Whitson, Vice Chairman
SECONDER:	Joseph Foster, Environmental Committee Liaison
AYES:	Widdis, Whitson, Davis, Foster, Kahle, Savarese, Kleiberg, Tvrdik
ABSENT:	Proto, Halpern

VIII. 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.

IX. Adjournment: As there was no further business, the meeting was adjourned at 8:06 pm on a motion by Mr. Foster which was seconded by Mr. Kahle and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary