

**OCEANPORT PLANNING BOARD
MINUTES
September 8, 2015**

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 29, 2015, and by the posting of same on the municipal bulletin board and Borough Web Site."

Chairman Widdis led the flag salute.

MEMBERS PRESENT: Mayor Mahon, Councilman Gallo, Mr. Kleiberg, Mr. Sullivan, Mr. Kahle, Mr. Fichter, Mr. Savarese, Mr. Whitson, Mr. Widdis

MEMBERS ABSENT: None

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

OLD BUSINESS: None

NEW BUSINESS:

1. PB2015-14 Drabeck, Lawrence
30 Revere Drive
Block 65, Lot 19.01
Request for Bulk Variance for Rear Yard Setback

The following persons were sworn in for the record: Lawrence Drabeck, Applicant and Owner; William White, Board Engineer and Planner.

Mr. DeNoia advised that service of notice had been reviewed and was in order and the Board accepted jurisdiction.

Lawrence Drabeck, described the application seeking an addition to the existing single family home to increase the size of the house as the kids get older more friends come over and they would like to have a space where they can gather.

Chairman Widdis went through the documents that had been submitted by the Applicant including a survey and set of drawings, 2 sheets, prepared by the Applicant and were dated July 17, 2015.

Mr. Drabeck described an existing sliding glass door that would be removed and replaced with French doors to enter the new addition and the sliding glass door would be relocated to exit from the addition out to the backyard. Mr. Drabeck testified that the proposed addition would overlay an existing deck and actually have a smaller footprint than the existing deck and would result in an increase to the rear yard setback, the existing deck was there when he purchased the property and no record was found of a variance having been obtained in the past.

Chairman Widdis asked the addition would be to the rear, single story and was told yes. Chairman Widdis asked where would be the ingress and egress out of the new addition. Mr. Drabeck described along the wall that has the door accessing the garage.

Chairman Widdis reviewed the survey dated December 23, 1999 that showed the plot of the addition proposed at 15' rear yard setback where the existing deck had a rear yard setback of 20'.

Mr. Drabeck testified that it would be a positive impact to the quality of life for his family.

Mr. Savarese asked if there had been any thought to changing the shape of the addition to 17'x14' which would increase the rear yard. Mr. Drabeck responded that they had looked at it but the back strip right now has about 4-5' of grass and was actually increasing the rear yard. Mr. Savarese asked how close was the neighbor to the rear. Mr. Drabeck answered that he had a pool and the distance from the house was probably about 30'-40'. Mr. Savarese asked then there wouldn't be any shadow on the neighbor and was told no.

Mr. Kleiberg asked if it would be on a slab or crawl space and was told crawl; asked if the existing house was on crawl and was told yes.

Mr. Kahle commented that part of any approval should be an updated survey as brought up by Mr. White and that it show what was there as the Applicant had drawn in. Mr. White commented that the reason asked for was to confirm that there had not been any changes to the property and asked Mr. Drabeck if there had been any changes other than the laundry room addition and was told only the laundry room.

Mr. Kahle asked if he planned for another deck and was told no, only stairs to exit.

Mr. Whitson asked if there was any plans for additional lighting on the back. Mr. Drabeck indicated where the existing light was shown on the plan submitted and that there may be another light added. Mr. Whitson commented that any lighting should be directed away from neighbors which Mr. Drabeck confirmed would be made.

Mr. White stated for the clarification the rear yard setback required is 25' and presently at 11' to the existing deck and the addition was proposed at 15' thereby reducing the encroachment by 4' which Mr. Drabeck confirmed.

PUBLIC:

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

There was discussion on whether to require a new survey, what the survey showed as the rear yard setback. After which Mr. Kahle made a motion to approve the application subject to verification by foundation survey of the as-built addition which was seconded by Mr. Kleiberg. The motion received the following roll call:

AYES:	Mr. Whitson, Mayor Mahon, Councilman Gallo, Mr. Kleiberg, Mr. Sullivan, Mr. Kahle, Mr. Fichter, Mr. Savarese, Mr. Widdis
NAYES:	None
ABSTAIN:	None
ABSENT:	None

Ms. Smith stated the motion carried.

BOARD BUSINESS:

1. Minutes of the meeting of June 9, 2015 were approved on a motion from Mr. Whitson and a second from Mr. Sullivan and approved by the eligible Board members.
2. Minutes of the meeting of June 23, 2015 were approved on a motion from Mr. Whitson and a second from Mr. Sullivan and approved by the eligible Board members.
3. Workshop Minutes of the meeting of July 14, 2015 were approved as corrected showing Mr. Savarese present on a motion from Mr. Whitson and a second from Mr. Sullivan and approved by the eligible Board members.

RESOLUTIONS:

4. PB2015-12: Buckman, Tom & Christian. As the Resolution was made available to the Board previously, Mr. DeNoia summarized the Resolution after which Mr. Whitson made a motion to approve the resolution which was seconded by Mr. Kleiberg and received the following roll call:

AYES: Mayor Mahon, Councilman Gallo, Mr. Kleiberg, Mr. Sullivan, Mr. Kahle, Mr. Fichter, Mr. Savarese, Mr. Whitson, Mr. Widdis
NAYES: None
ABSTAIN: None
ABSENT: None

Ms. Smith stated the motion carried.

PETITIONS FROM THE PUBLIC: Chairman Widdis opened the meeting to Petitions from the Public.

Roseanne Letson, 37 Morris Place, asked meetings are recorded and available for the public and when would the approved minutes from this evening be posted on the website. Ms. Smith advised that recordings were available to the public upon request and the minutes would be forwarded to the webmaster the next day for posting and being that minutes had been approved offered her a copy of the minutes which Ms. Letson accepted. A copy of the minutes were also provided to another member of the public who requested.

As no one else 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 7:54 p.m. on a motion by Mayor Mahon which was seconded by Mr. Savarese and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary