BOROUGH OF OCEANPORT

PLANNING/ZONING BOARD

MINUTES ● MAY 8, 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. Statement of Compliance with the Open Public Meetings Act: 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 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	
William Sullivan	Mayor's Designee	Present	
Robert Proto	Council Liaison	Present	
Joseph Foster	Environmental Commission Liaison	Present	
John (Jack) Kahle	Regular	Present	
MIchael Savarese	Regular	Present	
Robert Kleiberg	Regular	Present	
Daphne Halpern	Regular	Absent	
Thomas Tvrdik	Alternate I	Present	
Michael O'Brien	Alternate II	Present	
Jeanne Smith	Board Secretary	Present	
William White	Board Engineer/Planner	Present	
Kevin Kennedy	Board Attorney	Present	

V. Board Business: None

VI. Old Business: None

VII. New Business:

1. PB2018-04 84 Gooseneck Point Rd, Block 74, Lot 12

Construction of swimming pool and patio seeking relief from 25% maximum impervious coverage, 30% existing, 35.1% proposed.

EXHIBITS
A-1 - Variance Plan/Pool Grading Plan, prepared by Mid-State Engineering, dated March 9, 2018 (1 sheet)
A-2 - Maser Consulting Review Memorandum, dated April 19, 2018

The following persons were sworn: William White, Board Engineer/Planner and Ben and Judy Terrany, Applicants. Mr. Kennedy stated for the record that service had been reviewed, was in order and the Board accepted jurisdiction.

Mrs. Terrany stated that she and her husband owned and lived at the property with a single-family home for the last four years. Mrs. Terrany described for the Board the application proposing to install an inground pool to for several reasons including recreation, quality of life and because they were no longer being able to swim in the bay due to jellyfish.

Chairman Widdis, referring to Exhibit A-1, stated the Applicant is here for a variance for impervious coverage and asked Mr. White for his comments.

Mr. White stated the zone allows a maximum of 25% impervious coverage, they are currently at 30% and looking for 35.1%. Mr. White commented that he was familiar with this site as he was the engineer when the house was built and explained to the Board that the plans proposed a house with a pool at the time but the pool was not built. Those plans were submitted prior to the Board's recommendation and the Council's adoption for the impervious coverage requirements. Additionally, one of the oddities for the R-1 zone is that both lot coverage and impervious coverage were the same amount which should be reviewed again. There are no other variances being sought.

Chairman Widdis commented that the property was a good-sized lot - 50,000 s.f. and asked if they were going to do anything with lighting. Mrs. Terrany responded that they have sufficient existing lighting and no lighting was to be added except maybe the light that is in the pool but no lights that would shine on neighbors. Chairman Widdis asked about the pool stuff and was told they have an existing shed which is where it would be stored. Chairman Widdis asked about the pool equipment location. Mrs. Terrany stated it would be by the planter shown on plan.

Chairman Widdis asked for questions from the Board.

Mr. Savarese had no questions but commented that the pool equipment has to be above elevation 10.

Mr. Kleiberg asked about the existing fence and would there be any gates that would open out to the property and concern that a child could go out and was told no.

Mr. Foster asked about the type of fencing and was told they would be using the existing fencing which has child proof locks.

Mr. Kleiberg commented that the fence gate would have to open towards the pool so the child can't "push" out.

Mr. White requested signed and sealed copies of the topographic and boundary survey which Ms. Smith advised had already been provided and was included in their file.

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

Chairman Widdis asked for statements from the Board members.

Mr. Whitson commented that the house was beautiful and thought that the pool would be a positive addition and that it was a good plan.

PUBLIC:
Chairman Widdis opened the meeting to the public for statements on the application. As there was no one from the public present, Chairman Widdis closed that portion of the hearing.

Chairman Widdis commented that he thought it was a good plan, the lot is large, the only way to see the pool was from the river and was confident the Applicants would do a nice job.

Mr. Whitson made a motion to approve the application as stated to permit installation of an inground swimming pool and grant relief from 25% maximum impervious coverage, and permit 35.1% proposed, which was seconded by Councilman Proto.

Mr. Kennedy summarized the standard conditions, obtaining all other required permitting, compliance with pool fence regulations, all terms of Mr. White's review letter dated April 19, 2018 and pool equipment to be compliant with flood elevation requirements. The motion received the following roll call:

RESULT:	**ADOPTED [9 TO 0]**
MOVER:	James Whitson, Vice Chairman
SECONDER:	Robert Proto, Councilman
AYES:	Widdis, Whitson, Sullivan, Proto, Foster, Kahle, Kleiberg, Savarese, Tvrdik
ABSENT:	Halpern

VIII. Resolutions:

1. PR-18-12 Family Promise of Monmouth County

As the resolution had been previously provided to the Board, Mr. Kennedy summarized the Resolution after which Chairman Widdis made a motion to approve the resolution which was seconded by Mr. Kahle and received the following roll call:

RESULT:	**ADOPTED [8 TO 0]**
MOVER:	Christopher Widdis, Chairman
SECONDER:	John (Jack) Kahle, Regular
AYES:	Widdis, Whitson, Sullivan, Proto, Foster, Kahle, Kleiberg, Tvrdik
ABSENT:	Halpern
INELIGIBLE:	Savarese, O'Brien

2. PR-18-13 159 Monmouth Blvd Approval

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

RESULT:	**ADOPTED [6 TO 0]**
MOVER:	James Whitson, Vice Chairman
SECONDER:	Joseph Foster, Environmental Comm. Liaison
AYES:	Widdis, Whitson, Sullivan, Foster, Tvrdik, O'Brien
ABSENT:	Halpern
INELIGIBLE:	Kahle, Savarese, Kleiberg
RECUSED:	Proto

IX. Petitions from the Public:

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 7:52 p.m. on a motion by Mr. Whitson which was seconded by Councilman Proto and approved by the Board.

Respectfully submitted,

Jeanne Smith
Board Secretary