

**OCEANPORT PLANNING BOARD
MINUTES
April 11, 2012**

Chairman Widdis called the meeting to order at 7:33 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act.

Chairman Widdis led the flag salute.

MEMBERS PRESENT: Mr. Kahle, Mr. McCarthy, Mr. Whitson, Mr. Sullivan, Mr. Fichter, Mr. Widdis, Mr. Savarese (entered at 7:39 PM)

MEMBERS ABSENT: Councilman Johnson, Ms. DeSousa

OFFICIALS PRESENT: Jeanne Smith, Board Secretary and Rick DeNoia, Board Attorney

BOARD BUSINESS:

1. Minutes of the meeting of March 28, 2012 were approved as presented on a motion from Mr. Whitson and a second from Mr. McCarthy and approved by the eligible Board members.

OLD BUSINESS: None

NEW BUSINESS:

2. PB File: 2012-03
Greg & Debra Terry
Block 74, Lot 11
80 Gooseneck Point Road
Request for Bulk Variance(s) for Lot Area and Lot Width

A-1 Topographic Study prepared by Thomas P. Santry, dated April 16, 2009

A-2 Set of Architectural Plans, Sheets 1-2, prepared by Paul A. Damiano, dated April 14, 2011

Greg and Debra Terry, Property Owners were sworn in.

Mr. Savarese entered the meeting.

Mrs. Terry explained for the Board that they wished to expand their existing footprint in order to construct a 2-car garage 1 ½ story and they were seeking relief for lot area of 28, 333 s.f. where 30,000 s.f. was required and lot depth of 150' where 200' was required.

Chairman Widdis asked them the size of the addition which Mrs. Terry advised was 12'x26'. Chairman asked which direction the garage would open to, what would be located above the garage area to which Mrs. Terry replied.

Mrs. Terry submitted for the record a Topographic Study prepared by Thomas P. Santry, dated April 16, 2009 which was marked as **Exhibit A-1** and Set of Architectural Plans, Sheets 1-2, prepared by Paul A. Damiano, dated April 14, 2011 which was marked as **Exhibit A-2**.

Mr. Savarese commented that the work to be done appears that it would be done within the setbacks and that the existing non-conformities were not related to the proposed improvements.

Mr. Kleiberg asked if there was any connection from the 2nd floor of the main house to the area over the garage. Mrs. Terry responded no, it was just going to be a loft / TV room. Mr. Kleiberg referring to the Exhibit A-2 questioned the zoning data shown pool area existing 271 and proposed 625. Mrs. Terry responded that it had to be an error as the pool area was already built.

Chairman Widdis asked if they were changing the pool area to which Mrs. Terry answered no. Mr. McCarthy asked if the area between the main house and the garage was 1-story to which Mrs. Terry answered yes.

Mr. Whitson asked if they would have to go through the garage to get to the loft area. Mrs. Terry referred to Exhibit A-2 and pointed out the stairs located in the area between the main house and garage.

Mr. Whitson asked if the loft was intended to be a separate apartment. Mrs. Terry answered no.

Mr. DeNoia stated then there was no outside access to the loft area. Mrs. Terry answered no.

Mr. DeNoia brought to the Applicants' attention the need to comply with the Board Engineer's review letter which they acknowledged.

PUBLIC:

Chairman Widdis opened the meeting to the public for comment on the application and as no one from the public was present closed that portion of the hearing.

Mr. Sullivan made a motion to approve the application seeking relief of lot area and lot width which was seconded by Mr. Kahle and received the following roll call:

AYES:	Mr. Kahle, Mr. McCarthy, Mr. Whitson, Mr. Savarese, Mr. Kleiberg, Mr. Sullivan, Mr. Fichter, Mr. Widdis
NAYES:	None
ABSTAIN:	None
ABSENT:	Councilman Johnson, Ms. DeSousa
INELIGIBLE:	None

Mr. McCarthy gave an update to the Board on the various issues surrounding environmental remediation ongoing at Fort Monmouth including the agency overseeing it was the NJDEP and not the EPA as NJDEP standards were tougher. Mr. McCarthy informed the Board that it has been said that the Army has no intention of remediating every trace of environmental hazard that was found – some would be fully remediated, some only partially remediated and others no remediation just covered over and the intention for that area was for no other use. Mr. McCarthy expressed on behalf of the Environmental Commission concern that the build out would be ongoing over 10-20 years and that people would forget what's what and that they were trying to get FMERA to prepare a map detailing all of the areas and which course of action would be applicable so that the information doesn't get lost. Mr. McCarthy pointed out that when items come before the Board in the future whether it's a nursery school or a parking lot made a big difference if it was an area that was only partially remediated.

Chairman Widdis asked if FMERA was working with them cooperatively and was told yes. There was additional discussion on the matter on the funding, accountability and responsibility.

PETITIONS FROM THE PUBLIC: Chairman Widdis opened the meeting to Petitions from the Public and 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 7:56 p.m. on a motion by Mr. McCarthy which was seconded by Mr. Kleiberg and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary