OCEANPORT PLANNING BOARD
MINUTES
March 24, 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, Mr. Johnson, Councilman Gallo, Mr. Kleiberg, Mr. Kahle, Mr. Sullivan, Mr. Fichter, Mr. Whitson, Mr. Savarese, Mr. Widdis

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

BOARD BUSINESS:
1. Minutes of the meeting of February 10, 2015 were approved on a motion from Mr. Whitson and a second from Mr. Johnson and approved by the eligible Board members.
2. Minutes of the meeting of February 24, 2015 were approved on a motion from Mr. Whitson and a second from Mr. Johnson and approved by the eligible Board members.

OLD BUSINESS: None

NEW BUSINESS:
3. PB2015-06 Ruane, Brian & Jennifer
   42 Serand Avenue
   Block 23, Lot 1.01
   Bulk variance for rear yard setback

Brian Ruane, Owner and Applicant, was sworn in. William White, Board Engineer and Planner, was sworn in.

Mr. DeNoia stated for the record that notice had been reviewed, was in order and the Board had jurisdiction.

Brian Ruane presented his application explaining to the Board the desire to construct a 1-story addition to the rear of the house. Referring to architectural plan A-3 submitted to the Board as part of the application, Mr. Ruane described the plan to construct an addition on a new concrete slab 14’9” x 20’28”, 1-story to be brought up to the same elevation as the remainder of the house which was at 9’ and would elevate to 12’ and that would be the same height as the bedroom.

Chairman Widdis asked if they would be putting in a bedroom with a bathroom. Mr. Ruane answered yes and described the layout.

Mr. Fichter asked if was changing the footprint at all. Mr. Ruane answered no.

Chairman Widdis asked Mr. White to address his review letter comments.

Mr. White stated the one thing he wanted to make sure of was that all areas had the proper flood vents including the garage because of it being flat and elevation from 9’ to 12.4’ Mr. White pointed out that the variance being sought was for a rear yard setback.

Chairman Widdis asked what would be the height to which Mr. White answered less than 35’.

Chairman Widdis asked for questions from the Board.

Councilman Gallo asked had the house already been raised and was told no, they just started and it would all be done at the same time.

Mr. Whitson asked if they were doing anything with the front covered porch as the plans show "new". Mr. Ruane answered they had intended to replace but decided to keep what was there.

Mr. Johnson asked if the home was damaged during Super Storm Sandy and was told yes. Mr. Johnson asked if they were living in the home presently. Mr. Ruane answered they had moved back in after repairs were completed but they would not be in the home during the elevation and new construction. Mr. Johnson asked they are not expanding the footprint anywhere and was told correct, expansion would only occur above the garage.

PUBLIC:
Chairman Widdis opened the meeting to the public for questions or statements. As no one from the public wished to be heard Chairman Widdis closed that portion of the hearing.

Mr. Savarese commented to the Applicant that he might want to think of doing was the bonus room and to raise that section of the house. Mr. Ruane answered they had considered that.

Mr. Johnson made a motion to approve the application which was seconded by Mr. Kleiberg and received the following roll call:

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

Ms. Smith stated the motion carried.

RESOLUTIONS:

4. PB2015-04 – Schecher, Gene & Pamela. As the Resolution was made available to the Board previously, Mr. DeNoia summarized the Resolution after which Mr. Johnson made a motion to approve the resolution which was seconded by Mr. Sullivan and received the following roll call:

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

PETITIONS FROM THE PUBLIC: Chairman Widdis opened the meeting to Petitions from the Public. As no one from the public was present Chairman Widdis closed that portion of the meeting.

ADJOURNMENT: As there was no further business, the meeting was adjourned at 7:46 p.m. on a motion by Mayor Mahon which was seconded by Councilman Gallo and approved by the Board.

Respectfully submitted,

JEANNE SMITH
Secretary