

CORRESPONDENCE:

Handouts:

List of Board Solicitor voucher dated March 28, 2018.

List of Board Engineer vouchers dated April 5, 2018.

The New Jersey Planner: January/February 2018 - Vol. 79, No. 1.

Chairman Hanson read the agenda for the benefit of the public.

Mr. Kennedy made a motion to approve the March 1, 2018 minutes. The motion was seconded by Mr. Brand. Motion carried.

Mr. Utsch made a motion to approve Board Engineer vouchers. The motion was seconded by Mr. Brand. Motion carried.

Mr. Utsch made a motion to approve Board Solicitor vouchers. The motion was seconded by Mr. Kennedy. Motion carried.

Mr. Brand made a motion to approve the resolution from the March 1, 2018 meeting. The motion was seconded by Mr. Kennedy. Motion carried.

1. Use & hardship variance applications to construct a 20 x 25 two-story addition to an existing single family dwelling, a 20 x 25 detached garage and exterior steps to access the second floor of the existing detached garage, submitted by David Tomes, Jr. For the location known as Block 324, Lot 20, 1882 Bayshore Road.

Mr. Charles Sandman, Esq., represented the applicant.

Mr. Sandman explained his client is not in attendance as of yet and asked that the application be continued until his client arrives.

2. Use variance & minor site plan applications to change an antique shop to retail, rental and sales, submitted by Steven & Pamela Patrick for the location known as Block 505, Lot 1, 703 Seashore Road.

Mr. Tom Keywood, Esq., represented the applicants.

Mr. Steve Patrick, Ms. Sydney Patrick, daughter to the applicants and Mr. William Sweeney, Licensed Land Surveyor were sworn in by Chairman Hanson.

Mr. Keywood explained there are two uses currently on this site. One is Mr. Patrick's plumbing business and the other is an antique shop. He explained a use variance was approved by this Board for the antique shop. He explained Mr. Patrick's daughter would like to have a bike, kayak and paddle board rental business. He explained the use variance was specific for the antique shop. He explained that they would like to have this changed for retail sales in general. He explained this would allow the applicant to have different businesses without having to come back to the Board if there's a change of business.

Mr. Sweeney explained the antique business was approved in 2004 and there have been no changes to the site.

Ms. Patrick explained with the bike path behind the business, she feels it would be an ideal spot with what she would like to do. She explained with the campground in close proximity it would be ideal for the campers.

Mr. Keywood explained the County has spent a lot of money on the bike path and this is a prime area for this type of business.

Mr. Patrick explained there have been a lot of positive changes in the area and feels the quality of life is improving and what is proposed is a positive for the area.

Mr. Carr summarized Engineer's comments dated March 29, 2018.

Mr. Carr explained the plan does not have the parking delineated. Mr. Keywood explained there have been no changes in the parking spaces since the previous approval. Mr. Carr explained he has a copy of the old plan and it has 19 parking spaces. Mr. Keywood explained there is no change to the parking. He further explained there would be no change to the signage and lighting. He explained those are existing and would remain the same. He explained the only change would be a change to retail sales. He explained there would be no outdoor storage.

Mr. Harvatt asked Mr. Keywood if his client has any problems complying with the Engineer's comments? Mr. Keywood explained his clients agree to all the comments.

The Board asked if this would be a day time and night time business? It was explained that it would be day time only.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

There was a discussion that what is proposed is a low intensity use.

Mr. Utsch made a motion to conditionally approve the use variance application. The motion was seconded by Mr. Brand.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Sweeten	YES
	Mr. Doherty	YES	Chairman Hanson	YES

Motion carried.

Mr. Brand made a motion to conditionally approve the site plan application. The motion was seconded by Mr. Utsch.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Sweeten	YES
	Mr. Doherty	YES	Chairman Hanson	YES

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

1. Use & hardship variance applications to construct a 20 x 25 two-story addition to an existing single family dwelling, a 20 x 25 detached garage and exterior steps to access the second floor of the existing detached garage, submitted by David Tomes, Jr. For the location known as Block 324, Lot 20, 1882 Bayshore Road.

Mr. Charles Sandman, Esq., represented the applicant.

Mr. David Tomes, Jr., applicant, was sworn in by Chairman Hanson.

Mr. Sandman explained this application is for a use and hardship variance to construct an addition to an existing single family dwelling in the general business zone. He explained his client would like to add a 20 x 25 addition to the house. He explained the addition would be two stories. He explained his client, wife and four children live in the home. He explained that his sister's two children are there a lot too. He explained the house is currently two bedrooms.

Mr. Sandman explained there is an existing 1 ½ story-detached garage. He explained that his client would like to add a staircase to access the upstairs to be used for additional storage. He

explained there would be no plumbing in this building.

Mr. Sandman questioned Mr. Tomes. Mr. Tomes explained he purchased the house in October. He explained he has done a lot of remodeling to the existing house. He explained the house didn't have heat when he purchased. He explained he has installed new floors and redid the bathrooms. He explained the house is currently two bedrooms. He explained the proposed addition would be two more bedrooms and a laundry room. He explained the new garage would be for storage for the house. He explained the garage would be for residential use only.

The Board asked how many stories the proposed garage would be? Mr. Tomes explained it would be one-story.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Mr. Brand made a motion to conditionally approve the use variance application. The motion was seconded by Mr. Kennedy.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Sweeten	YES
	Mr. Doherty	YES	Chairman Hanson	YES

Motion carried.

Mr. Kennedy made a motion to conditionally approve the hardship variance application. The motion was seconded by Mr. Brand.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Sweeten	YES
	Mr. Doherty	YES	Chairman Hanson	YES

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

3. Certification of nonconforming use application to certify a four-unit residential property, submitted by 101 West Delaware Parkway, LLC for the location known as Block 124, Lot 51, 101 West Delaware Parkway.

Mr. Christopher Gillin-Schwartz, Esq., represented the applicant.

Mrs. Diana Sweeney and Mr. Tom Sweeney, applicants, were sworn in by Chairman

Hanson.

Mr. Gillin-Schwartz explained the zoning is R-3. He explained his clients purchased the property in 1987 as a four-unit structure. He explained that they lived in one of the units after they purchased the property, but before buying their other home.

Marked into evidence as P-1, P-2 and P-3, mercantile licenses throughout the years. Mr. Gillin-Schwartz explained P-2 is noted this is an existing non-conforming use.

Marked into evidence as P-4 were photographs on two pages.

Mr. Gillin-Schwartz explained his clients have owned the property from 1987 to present. He explained they purchased it as four units and have used it as four units. Mrs. Sweeney explained when she was a little girl, she lived in one of the units.

Mr. Sweeney explained in 1995 there was a rental rehab program and he was able to have a new roof, siding and furnace installed.

The Board asked how many utility connections there were? Mr. Sweeney explained there are four water and sewer connections and four electric meters.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Mr. Kennedy made a motion to approve the application. The motion was seconded by Mr. Brand.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Sweeten	YES
	Mr. Doherty	YES	Chairman Hanson	YES

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

- 4. Hardship variance application to construct an addition encroaching into the side yard setback, submitted by Brian & Jeannine Bulger for the location known as Block 512.30, Lot 9, 3003 Bay Drive.

Mr. Brian Bulger, applicant and Mr. Matt Sprague, Licensed Architect were sworn in by Chairman Hanson.

Mr. Sprague explained the plans show a covered and uncovered deck. He explained the

deck will be uncovered. He explained Mr. Bulger is proposing an addition that would be a bedroom. He explained there isn't really another location for the addition. He explained the house doesn't lend itself for a second floor. He explained the way the property is configured with the placement of the house, the proposed addition would have a 3 ½' side yard setback at its closest point. He explained there would be a one-hour fire rating on the wall. He explained what is proposed would have no deterrent.

Mr. Bulger explained he purchased the house eight years ago and his family really enjoys coming down, but the house is small for his growing family. He explained he did speak with the neighbors and they are ok with what he is proposing.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Mr. Kennedy made a motion to conditionally approve this application. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Sweeten	YES
	Mr. Doherty	YES	Chairman Hanson	YES

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

- Hardship variance application to construct a single family dwelling on a lot deficient in lot area, frontage, width & depth, submitted by Fidelity Asset Management, LLC for the location known as Block 109, Lots 15 & 16, 26 Washington Avenue.

Mr. Jeffrey Barnes, Esq., represented the applicant.

Mr. Barnes explained the property is in an R-3 with sewer zone. He explained the property is vacant and his client would like to construct a single family dwelling on a lot deficient in lot area, frontage, width and depth. He explained the proposed single family dwelling would meet the setbacks, building coverage and building height for the zone.

This portion of the hearing was opened to the public.

Mr. Ronald Cox was sworn in by Chairman Hanson.

Mr. Cox explained he has concerns with the lot size and the way the house would sit on the lot. He explained he feels what is proposed would be too close to his house.

Ms. Nancy Baron was sworn in by Chairman Hanson.

Ms. Baron explained the street is narrow and deadends. She explained there's no parking. She explained she is against the application.

This portion of the hearing was closed to the public.

Mr. Barnes explained that even though Mr. Cox has a large property, he purchased his lot in an area with a lot of small lots. He explained what is proposed would conform with the allowed setbacks for the zone.

There was a discussion that off-street parking has to be provided.

Mr. Galestok asked what the concrete encroachment was?

Mr. Bob Cliver was sworn in by Chairman Hanson.

Mr. Cliver explained he works for the company. He explained the concrete is a patio and walkway. He explained the owner of the property will address this with the adjacent property owner.

Mr. Kennedy made a motion to conditionally approve the application. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Sweeten	YES
	Mr. Doherty	YES	Chairman Hanson	YES

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

- 6. Hardship variance application to construct a new screen porch encroaching into the front, side and rear yard setbacks, submitted by Francis & Laura Lipiecki for the location known as Block 244, Lot 4, 501 West Wilde Avenue.

Mr. Matt Sprague was previously sworn in.

Mr. Francis Lipiecki and Mrs. Laura Lipiecki, applicant's were sworn in by Chairman Hanson.

Mr. Sprague explained the applicant's are seeking a variance to remove the existing roof and construct a screen porch. He explained variances are needed for encroaching into the front,

side and rear yards. He explained the proposed screen porch would be bigger than the existing roof. He explained the house sits far back on the lot. He explained the screen porch would be the full width of the house. He explained the applicant's have done a lot of remodeling of the house. He explained they have installed new windows and if the porch is not the full width of the house, it would interfere with the windows.

Mr. Lipiecki explained they like to sit outside for dinner and to watch sunsets. He explained there are a lot of mosquitos and his wife is allergic to them.

Marked into evidence as A-1 was the original survey.

Mr. Galestok explained the applicants did an administrative dune review and a dune review before Planning Board was not needed. He explained what is proposed doesn't encroach out onto the dune.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Mr. Brand made a motion to conditionally approve this application. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Sweeten	YES
	Mr. Doherty	YES	Chairman Hanson	YES

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

Mr. Brand made a motion to adjourn at 7:58 P.M. The motion was seconded by Mr. Sweeten. Motion carried.

Respectfully submitted,

Lisa A. Schubert,
Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

THESE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION BY THE PUBLIC BODY AT ITS NEXT MEETING. THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.