

CORRESPONDENCE:

Handout:

List of Board Solicitor vouchers dated July 30, 2019.

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

Mr. Utsch made a motion to approve the minutes from the July 11, 2019 meeting. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Brand made a motion to approve the Board Solicitor vouchers. The motion was seconded by Mr. Waterman. Motion carried.

Mr. Kennedy made a motion to approve the resolutions from the July 11, 2019 meeting. The motion was seconded by Mr. Utsch. Motion carried.

2. Use variance & revised dune review application to construct an addition to one of the single family dwellings on the property encroaching into the side yard setback, submitted by Donna Boyle for the location known as Block 69, Lots 1-4, Block 110, Lot 6 & Block 1, Lot 2, 80 Millman Lane.

Mrs. Donna Boyle, applicant and Mr. Joseph Maffei, PE, were sworn in by Chairman Hanson.

Mr. Maffei explained to the Board in December of last year, they were before the Board for a use variance and dune review application and received approval. He explained they are before the Board tonight to modify the approval. He explained the addition on the Schellinger Avenue side was approved for a first floor addition with a second floor open deck. He explained they are now proposing a first floor addition with a second floor addition the same size. He explained on the other side of the house, a two-story addition was approved. He explained they are now proposing a first floor addition with a second floor open deck. They are also proposing a 6.95' x 31.9' expansion.

Mr. Maffei explained he read through the Board Engineer comments and have no problems with the report and will address any issues.

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. Waterman 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. Waterman	YES
	Mr. Sweeten	YES	Mr. Doherty	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Waterman made a motion to conditionally approve the dune review application. The motion was seconded by Mr. Brand.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Waterman	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. Hardship variance application to construct a rear addition encroaching into the side yard setback and exceeding the allowed building coverage, submitted by Robert & Lillian Weiss for the location known as Block 521, Lot 14, 13 Brookdale Avenue.

Mr. Robert Weiss and Mrs. Lillian Weiss, applicants, were sworn in by Chairman Hanson.

Mrs. Weiss explained to the Board their home has been in her family since the 1950's. She explained the house is very small and it's not big enough for them now. She explained they would like to construct a 18 x 28 rear addition. Mr. Weiss explained the proposed addition would stay in line with the existing house.

The Board asked what the rear yard setback would be? Mr. Galestok explained the application is stating the rear yard setback would be 32'.

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. Utsch.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Waterman	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. Use variance application to operate a small brewery and tasting room without an owner occupied residence, submitted by Steven & Catherine Wilson for the location known as Block 450, Lot 36.01, 513 Seashore Road.

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

Mr. Steven Wilson and Mrs. Catherine Wilson, applicants, were sworn in by Chairman Hanson.

Mr. Sandman explained to the Board that his clients are the contract purchasers. He explained the property is in the RB Zone, but his clients will not be living at this location. He explained they are seeking a use variance because this is an owner-occupied zone and they will not be living there and also because breweries are not a permitted use.

Mr. Wilson explained the property currently has a consignment shop with both indoor and outdoor items. He explained there is a trailer in the back of the property. He explained the property is overgrown. He explained that they plan to spruce the property up. He explained they will plant new landscaping and paint the building.

Mrs. Wilson explained they will make the look fit into the community. She explained under the rules for a brewery, they are not allowed to live there. She explained based on the size of the building, they would be allowed 67 seats. She explained they will be brewing beer at this location and there would be a tap room. Both would be sharing space.

Mr. Wilson explained they have no plans to expand the use. He explained there is a detached garage and they could use that, but if this use outgrew the location, they would move to a location that could accommodate their business. He explained they would close around 8:00 P.M.

Mrs. Wilson explained they would be permitted 24 amplified events a year which would be two events a month. She explained there would be outdoor seating of approximately 40 to 50 seats. She explained the upstairs would be used as office space.

This portion of the hearing was opened to the public.

Mr. Rubin was sworn in by Chairman Hanson.

Mr. Rubin explained he is a neighbor of the applicant's and he lives across the street from the Cold Spring Brewery. He explained Cold Spring Brewery does have outside events, but they are usually over by 9:00 P.M. He explained he was in favor of this application.

Ms. Evelyn Wagenhoffer was sworn in by Chairman Hanson.

Ms. Wagenhoffer explained she thinks this is a great location for what is proposed. She explained she doesn't think this would be a problem at all.

Ms. Maureen Harris was sworn in by Chairman Hanson.

Ms. Harris explained she feels this is great for the community. She explained the building is rundown and in need a facelift. She explained what is proposed is small and will make the area nicer. She explained they would not have late hours.

Ms. Lee Ann Shaw was sworn in by Chairman Hanson.

Ms. Shaw explained she is in favor of this application.

This portion of the hearing was closed to the public.

The Board asked how many employees they would have? Mrs. Wilson explained there wouldn't be many at the start up, but eventually would have about 10-20 employees.

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

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Waterman	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 6:27 P.M. The motion was seconded by Mr. Kennedy. 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.