

MINUTES
ISLAND HEIGHTS PLANNING BOARD – February 4, 2015

The regular meeting of the Island Heights Planning Board was called to order by Chairperson Joest at approximately 6:30pm. Following the flag salute roll call was taken and present were: Garrett Joest, John Bendel, Joe Connors, George Kotzas, Elizabeth Leahey, Ellie Seibert, Mayor Silver, Michael O'Donnell, Tom Kunz and Wendy Prior. Absent: Stu Challoner, Bob Snedden, and Bob MacNeal. Chairperson Joest then read the Open Public Meetings announcement.

Motion to appoint Brady and Kunz as Planning Board Attorney was made by Chairperson Joest second by Mr. Kotzas.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Yes	Mayor Silver	Yes
Mr. Kotzas	Yes	Mr. Snedden	Absent

Motion to appoint O'Donnell, Stanton and Associates as Planning Board Engineer was made by Chairperson Joest second by Ms. Leahey.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Yes	Mayor Silver	Yes
Mr. Kotzas	Yes	Mr. Snedden	Absent

Motion to appoint Wendy Prior as Planning Board Secretary was made by Chairperson Joest second by Ms. Leahey.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Yes	Mayor Silver	Yes
Mr. Kotzas	Yes	Mr. Snedden	Absent

Motion to appoint Garrett Joest as Planning Board Chairperson was made by Ms. Leahey second by Mr. Bendel.

Roll Call Vote:

Mr. Joest	Abstain	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Yes	Mayor Silver	Yes
Mr. Kotzas	Yes	Mr. Snedden	Absent

Motion to appoint Stu Challoner as Planning Board Vice-Chairperson was made by Chairperson Joest second by Mr. Kotzas.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Yes	Mayor Silver	Yes
Mr. Kotzas	Yes	Mr. Snedden	Absent

Motion to approve the minutes from the August 13, 2014 was made by Chairperson Joest second by Ms. Leahey.

Roll Call Vote:

Mr. Joest	Abstain	Ms. Leahey	Yes
Mr. Bendel	Abstain	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Abstain	Mayor Silver	Abstain
Mr. Kotzas	Yes	Mr. Snedden	Absent

Motion to approve the 2015 meeting dates was made by Chairperson Joest second by Ms. Leahey.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Yes	Mayor Silver	Yes
Mr. Kotzas	Yes	Mr. Snedden	Absent

Applicant Steve Brick for variance on Block 27.04, Lot 9 affirmed by Attorney Kunz that the testimony he will be presenting will be the truth. Mr. Brick explained the location of his property and the living arrangements within the dwelling. The variance plans prepared by East Coast Engineering were marked into evidence as E1 by Attorney Kunz. Mr. Brick explained that there is no change to the footprint of the dwelling, the age of the house and how it is outdated. Mr. Brick then went on to answer questions from members of the Board. Mr. Brick explained that the two bedrooms that would be gaining the additional 146 sq. feet are so tiny that you can barely fit a twin bed in the room and be able to open the doors. He also stated that he is renovating the house roof, siding, kitchen and hardwood floors in order to upgrade the house to the standards of 2015.

George Thompson, 18 Highland Bend, licensed architect was sworn in by Attorney Kunz. Chairperson Joest stated that he will be accepted as an expert witness. Mr. Thompson stated that there was an error on page 2 of the variance plans where the additional square footage states 190 and in fact it is 146 square foot. Mr. Thompson further explained in detail the renovations. Mr. Thompson answered questions from the Board. He stated that it is a minor expansion of the top floor. There were no questions from the audience for Mr. Thompson.

Rob Harrington from East Coast Engineering was sworn in by Attorney Kunz and accepted by the Board as an expert witness. Mr. Harrington explained that the narrowness of the lot is the heart of the application since it is 25' wide and almost 400' deep. He then went on to address issues in Mr. O'Donnell's letter to the Board dated December 30, 2014. Chairperson Joest marked the letter from Mr. O'Donnell into evidence as E2. Chairperson Joest stated that in the letter the issue of the concrete walk impacts both lots 8 and 9. Mr. O'Donnell stated that this should be addressed due to the fact that if both lots are not owned by the same person it could become an issue. Chairperson Joest asked Mr. Brick if he would be willing to create and easement for the walkway and he stated yes. Ms. Leahey said that once this is done a copy should be given to the Board to keep on record.

Mr. Harrington went on to address the fact that the narrowness of the lot and there being no additional property available on the east and west sides was the reason for the application. He also stated that it is not detrimental to the ordinances of the Borough of Island Heights. Mr. Harrington also stated that it is in keeping with the rest of the neighborhood and no detriment to the public good. There no questions from the audience for Mr. Harrington.

Chairperson Joest closed the testimony on this application. He then asked for a motion or discussion on the application.

Mr. Bendel made a motion to approve the variance application based on the testimony we heard that it will not do any harm to the public good or ordinances and help the community by sprucing up the house and that the applicant will give easements to the concrete and brick walks which a copy of the recorded easements will be given to the Planning Board Secretary for our files and a second was made by Chairperson Joest.

Motion to accept with regrets the resignation of Richard Morrison from the Planning Board was made by Chairperson Joest second by Mr. Kotzas.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Yes	Mayor Silver	Yes
Mr. Kotzas	Yes	Mr. Snedden	Absent

Motion to accept with regrets the resignation of Richard Morrison from the Planning Board was made by Chairperson Joest second by Mr. Kotzas.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Yes	Mayor Silver	Yes
Mr. Kotzas	Yes	Mr. Snedden	Absent

Motion to accept with regrets the resignation of Les Knox from the Planning Board was made by Chairperson Joest second by Ms. Leahey.

Roll Call Vote:

Mr. Joest	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Ms. Seibert	Yes
Mr. Connors	Yes	Mayor Silver	Yes
Mr. Kotzas	Yes	Mr. Snedden	Absent

Motion to adjourn the meeting at 7:15PM was made by Ms. Leahey second by Mr. Bendel. Unanimous Voice Vote.

Respectfully Submitted by Wendy J. Prior