

MINUTES
ISLAND HEIGHTS PLANNING BOARD – FEBRUARY 8, 2012

The regular meeting of the Island Heights Planning Board was called to order by Vice-Chairperson Challoner at approximately 6:30pm. Following the flag salute roll call was taken and present were: John Bendel, Stu Challoner, George Kotzas, Les Knox, Elizabeth Leahey, Bob MacNeal, Richard Morrison, Joe Connors, Greg Hock, and Wendy Prior, Secretary. Absent: Garrett Joest, Florence Kernaghan, Bob Snedden and Michael O'Donnell. Vice-Chairperson Challoner then read the Open Public Meetings announcement.

Motion to pass a resolution appointing Greg Hock as conflict attorney was made by Mr. Morrison second by Ms. Leahey.

Roll Call Vote:

Mr. Challoner	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Yes
Mr. Kotzas	Yes	Mr. Morrison	Yes
Mr. Knox	Yes	Mr. Connors	Yes

Motion to accept with regrets the resignation of Annie Garvin from Planning Board made by Mr. Bendel second by Mr. Morrison.

Roll Call Vote:

Mr. Challoner	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Yes
Mr. Kotzas	Yes	Mr. Morrison	Yes
Mr. Knox	Yes	Mr. Connors	Yes

Motion to approve minutes from the September 14, 2011 meeting was made by Mr. Morrison second by Mr. Bendel.

Roll Call Vote:

Mr. Challoner	Yes	Ms. Leahey	Abstain
Mr. Bendel	Yes	Mr. MacNeal	Abstain
Mr. Kotzas	Abstain	Mr. Morrison	Yes
Mr. Knox	Abstain	Mr. Connors	Yes

Councilman Rogalski made a brief presentation of a smaller pavilion to be put on the end of Central Avenue dock. He explained that it would be open like a gazebo and that preliminary approval has been received by the DEP. Councilman Rogalski said that as a courtesy the Mayor and Council wanted to make this presentation to the Planning Board.

Michael J. Gross attorney representing Marc and Laura Feaster for Block 23, Lot 5 and 6 stated that this application is for a minor subdivision to change the lot line. He further stated that it basically moved the line in order to square off the lot which adds square footage to the lot.

Ed Liston, attorney for Catherine Greenlow of 7 Simpson Ave. concerned about the notice that spoke of the existing variances and would like a stipulation on record that when plans for the house are presented that a new application for any variances would be required. Mr. Gross stated that this application would stand on its own as far as being just an application for the minor subdivision and if necessary another variance application would be done for the new house if necessary.

Ray Carpenter was sworn in by Mr. Hock and the Board accepts his qualifications as a licensed professional Engineer and Planner. Mr. Carpenter presented the subdivision plan that is dated January 25, 2012 and was marked into evidence as Exhibit A-1. Also Mr. Gross questioned Mr. Carpenter regarding the review comments from the Engineer, Mr. O'Donnell. Mr. Gross represented that the rest of the review comments had been

met and provided to Mr. O'Donnell. Discussion was held on the subdivision line and the square footage. Several neighbors spoke, Frank Sadeghi from Morgan Engineering, Richard Kane and Gloria Miller in regards to the zoning and possibility of a large house being constructed. Also Ron Gaserowski, Esq. representing Mr. Sadeghi also spoke concerning the variance aspect of prospective construction of a house. With no further comments from the public the public portion of this application was closed on a motion by Mr. Morrison second by Ms. Leahey.

Motion to approve the Minor Subdivision application was made by Mr. Morrison second by Mr. Challoner.

Roll Call Vote:

Mr. Challoner	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Yes
Mr. Kotzas	Yes	Mr. Morrison	Yes
Mr. Knox	Yes	Mr. Connors	Yes

Gary Giberson introduced himself as the applicant for the variance application for Block 18, Lot 12. Mr. Giberson was sworn in by Mr. Hock. Mr. Giberson then introduced George Thompson whose qualifications were accepted by the Board. Mr. Thompson explained the variances that they were seeking in regards to expansion of non-conforming structure. Joseph Gmitter of 40 Summit Ave. was sworn in by Mr. Hock and stated that he does not object to the application with the exception of the garage which is on his side yard lot line which he does not understand why it cannot be moved over 3 feet in order to comply with the ordinance. Mr. Giberson agreed to move the garage over to meet the five foot setback.

Motion to approve the variance application was made by Mr. Bendel second by Mr. Morrison subject to moving the garage to meet the western setback of five feet and that it would be an improvement to the neighborhood and would be in keeping with the Borough.

Roll Call Vote:

Mr. Challoner	Yes	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Yes
Mr. Kotzas	Yes	Mr. Morrison	Yes
Mr. Knox	Yes	Mr. Connors	Yes

Motion to adjourn the meeting at 7:30 pm was made by Mr. Bendel second by Mr. Morrison. Unanimous Voice Vote.

Respectfully Submitted by Wendy J. Prior