

MINUTES
ISLAND HEIGHTS PLANNING BOARD – MARCH 12, 2014

The regular meeting of the Island Heights Planning Board was called to order by Mr. Bendel at approximately 6:35pm. Following the flag salute roll call was taken and present were: John Bendel, George Kotzas, Joe Connors, Elizabeth Leahey (at 6:45pm), Richard Morrison, Bob Snedden, Ellie Seibert, Ken Kukfa, Michael O'Donnell and Wendy Prior. Absent: Garrett Joest, Stu Challoner, Les Knox, and Bob MacNeal. Mr. Bendel then read the Open Public Meetings announcement.

Motion to approve voucher for Ken Kukfa for March 12, 2014 meeting attendance was made by Mr. Morrison second by Mr. Connors.

Roll Call Vote:

Mr. Joest	Absent	Ms. Leahey	Absent
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Mr. Morrison	Yes
Mr. Kotzas	Yes	Mr. Connors	Yes
Mr. Knox	Absent	Mr. Snedden	Yes
		Ms. Seibert	Yes

Motion to approve the minutes from November 13, 2013 was made by Mr. Morrison second by Mr. Connor.

Roll Call Vote:

Mr. Joest	Absent	Ms. Leahey	Absent
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Mr. Morrison	Yes
Mr. Kotzas	Yes	Mr. Connors	Yes
Mr. Knox	Absent	Mr. Snedden	Yes
		Ms. Seibert	Yes

Motion to approve the 2014 Meeting dates was made by Mr. Morrison second by Mr. Snedden.

Roll Call Vote:

Mr. Joest	Absent	Ms. Leahey	Absent
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Mr. Morrison	Yes
Mr. Kotzas	Yes	Mr. Connors	Yes
Mr. Knox	Absent	Mr. Snedden	Yes
		Ms. Seibert	Yes

Mr. York representing the Island Heights Yacht Club stated that the minor site plan application for 24.01/7.01, 8.01, 9.01 was an expansion of a non-conforming use. Rob Harrington of East Coast Engineering was sworn in by Mr. Kukfa. Mr. York asked Mr. Harrington to explain the plans. Mr. Harrington stated that the notches are being squared off which will now be two stories instead of one and that there will be a balcony down the East and West sides which were previously there. The additional space will be used for storage.

Mr. Bendel asked if there were any questions from the Board or audience. There were none.

Mr. Bendel asked if there were any statements from the Board or audience. There were none.

Mr. Morrison made a motion to approve the minor site plan that he feels by enlarging the non conforming use it will not impair intent and purposes of the ordinance and that it is extraordinary and exceptional reasons for this application, second was made by Ms. Leahey.

Roll Call Vote:

Mr. Joest	Absent	Ms. Leahey	Yes
Mr. Bendel	Yes	Mr. MacNeal	Absent
Mr. Challoner	Absent	Mr. Morrison	Yes
Mr. Kotzas	Yes	Mr. Connors	Yes
Mr. Knox	Absent	Mr. Snedden	Yes
		Ms. Seibert	Yes

Motion to adjourn the meeting at 6:50pm was made by Ms. Leahey second by Mr. Connor. Unanimous Voice Vote.

Respectfully Submitted by Wendy J. Prior