

MINUTES
ISLAND HEIGHTS PLANNING BOARD – May 11, 2016

The regular meeting of the Island Heights Planning Board was called to order by Mr. Coronato at approximately 7pm. Following the flag salute roll call was taken and present were: Bill Nobel, John Bendel, Joe Connors, Bob MacNeal, Donald Roberts, Ellie Seibert, Frank Wetta, Karen Kier, Bob Baxter, Joe Coronato, Mike O'Donnell and Wendy Prior. Absent: Garrett Joest

Motion to appoint Bill Noble as Chairperson was made by Mr. Bendel second by Mr. MacNeal.

Roll Call Vote:

Mr. Noble	Abstain	Mr. Roberts	Yes
Mr. Joest	Absent	Ms. Seibert	Yes
Mr. Bendel	Yes	Mr. Wetta	Yes
Mr. Connors	Yes	Ms. Kier	Yes
Mr. MacNeal	Yes	Mr. Baxter	Yes

Motion to approve the minutes from March 9, 2016 was made by Ms. Seibert second by Mr. Roberts.

Roll Call Vote:

Mr. Noble	Yes	Mr. Roberts	Abstain
Mr. Joest	Absent	Ms. Seibert	Yes
Mr. Bendel	Abstain	Mr. Wetta	Abstain
Mr. Connors	Yes	Ms. Kier	Yes
Mr. MacNeal	Abstain	Mr. Baxter	Abstain

Mr. Coronato swore in Matthew Wilder who is a licensed engineer with Morgan Engineering. Mr. Wilder explained the location of the Block 38.01 and the three lots 8, 9 and 10 which are in medium residential zone and that the applicant, Mrs. Dean wants to take the three lots and subdivide into two conforming lots. Mr. Connor asked about the encroachment of the pool. Mr. Wilder stated that they is an encroachment of easement which he will provide to the Board. Further discussion was held on the reasons for subdividing and owner's intention which is just to sell and not build.

Mr. Noble opened the public portion of the application. There were no comments from the public. Motion to close the public portion was made by Mr. MacNeal second by Mr. Roberts. Unanimous Voice Vote.

Mr. O'Donnell explained that this is a minor subdivision to make two conforming lots with no variances or unusual issues. Mr. Coronato stated they are essentially entitled to it as long as the encroachment of easement is provided to the Board.

Motion to approve the minor subdivision of Block 38.01, Lots 8, 9 and 10 with stipulation that the Encroachment Easement is provided was made by Mr. Baxter second by Mr. MacNeal.

Roll Call Vote:

Mr. Noble	Yes	Mr. Roberts	Yes
Mr. Joest	Absent	Ms. Seibert	Yes
Mr. Bendel	Yes	Mr. Wetta	Yes
Mr. Connors	Yes	Ms. Kier	Yes
Mr. MacNeal	Yes	Mr. Baxter	Yes

Motion to adjourn the meeting was made by Mr. Bendel second by Mr. MacNeal. Unanimous Voice Vote.