

April 11, 2023

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr., Larry Cross, and G. Vella, Esq.

Absent: Danielle Pappas, Craig Morcom, John Amoscato, Michele Mcguigan, Erin Maciorowski and Sharon Williams

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

MINUTES: A motion to dispense with the reading of the minutes of the March 14, 2023 meeting and accept as received was made by Randy Reynolds and seconded by Larry Cross. All in favor

Resolution: 3rd Garden Park – Unit 77

A motion was made by Robert Reynolds, Jr to approve the resolution as received and seconded by Larry Cross

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr and Larry Cross.

Ney: None

3rd Garden Park – Unit 80

A motion was made by Randy Reynolds to approve the resolution as received and seconded by Andrew Wardell

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr and Larry Cross.

Ney: None

APPLICATION: Alex Smolenski 54 3rd Avenue

A-1 Survey

A-2 Architect

LUB 1 Matt Shafai, Avakian letter

Sworn: Alex Smolenski - 54 3rd Avenue homeowner who proposes to take a 2-bedroom 1 bath residence and add a 2nd level addition on the current footprint with full renovation and a rear deck. The dwelling is currently a preexisting non-conforming house.

A-3 Land Photos 4 pages and survey and tax map
The applicant proposes to keep the current aesthetics of a craftsman house. He proposes a basement in the rear portion, and it will be raised 3ft for headroom in the basement.

Sworn: Kurt Ludwig, Archt who explained the application which a proposal is to renovate 2/3 of the dwelling raising the kitchen area. The addition will remain in the current footprint, and they are maintaining the front porch and all footings will be verified. They are requesting a height variance of 2 ft and off-street parking with 1 existing and 1 off-street.

A-4 Photo driveway off Ridge Avenue

There is a shed 7x7 1/2 ft for lawn equipment and a variance of 1 ft side and rear set back where 5 is required.

Open to Public – Closed

There was Board discussion n the height variance and the applicant agreed with 30 ft for height but there is still a variance needed for the shed.

A motion to draw up a resolution to approve was made by Mayor Andrew Wardell and seconded by Robert Reynolds, Jr..

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr and Larry Cross.

Ney: None

APPLICATION: Jared/Rebecca Pape 49 Evergreen Avenue

A-1 Survey

Kenneth Pape, Esq on behalf of the applicant proposes a 1 car garage in the rear yard. One variance for 2 ½ ft offside yard.

Sworn: Jared Pape the applicant who proposes a garage for storage

Sworn: Lorali Totten Engr from Crest Engineering

A2- Ariel Display

A-3 Variance Plan 2/9/2023

The rear yard is 75 ft stone which would be removed as well as the existing shed and replaced with garage and extend the driveway to the garage. By extending the driveway it would add 4 additional parking spaces as well as 1 in the garage.

The board questioned the driveway and there will be a correction made of 18 inches.

A-5 Archt render of proposed garage.

There will be 1 ft setback for the side yard for the driveway.

Sworn: James W. Higgins, Planner who described the garage as amended the application is a hardship and there is no other place to put a driveway or garage. Proposed lot impervious coverage 59.6 feet.

There were question on material of the garage and will it match the dwelling

Open to Public – Closed

A motion to draw up a resolution to approve was made by Larry Cross and seconded by Robert Reynolds, Jr..

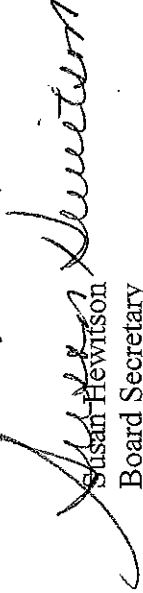
Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr and Larry Cross.

Ney: None

Motion to go for Executive Session to discuss litigation.

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Mdayor Andrew Wardell. All in favor.
The meeting was adjourned at 8:10 pm.

Respectfully submitted,


Susan Hewitson
Board Secretary