

February 9, 2021

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

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Andrew Wardell, Glen Kocsis, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski, Robert Brown and G. Vella, Esq.

Absent: John Amoscato, Dana Farley

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.

Sworn in: Michele McGuigan, Robert Brown, Alternate #2

MINUTES: A motion to dispense with the reading of the minutes of the January 12, 2021 meeting and accept as received was made by Larry Cross and seconded by Andrew Wardell. All in favor

Resolution: (20-031) John Binko – 916 4th Avenue

A motion was made by Randy Reynolds to approve the resolution as received and seconded by Glen Kocsis

Aye: Patricia Gerand, Andrew Wardell, Glen Kocsis, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski,
Ney: None

Application: (20-02) Milton Latorres – 709 Hwy 35

A-1 Application, Survey, Architectural

Sworn in Milton Laatorres and Stephanie Latorres

This application is for a variance is to enclose a back deck and erect wall and a roof with a sliding door to the backyard. The applicant proposes to enclose the deck for more space for his family and dogs so they are not a nuisance to the community. He also proposes a 6' stockade split fence.

There was a stop order on the construction because there were no building permits and the application needed approval from the Neptune City Land Use Board.

The set back with the addition would be 3 feet.

Mr. Shafai, Engr. questioned what was in the back yard. Mr. Latorres stated a trampoline, a pool and the yard is pebbles with no grass. Mr. Shafai questioned the garage and it was explained that it is for storage. There is a gate and when it is open it will give access to the yard and the garage. It was determined that a C variance would be fit for this application. The applicant feels that it would be a more modern dwelling with the addition.

Mr. Shafai questioned the use of the property. He questioned if there was a business being operated from this address. The applicant states it is a residence only not a business. Mr. Shafai pointed out that the property is almost 100% coverage.

There a was question on the deck and it was explained that it will be used as a platform for the addition. It was explained to Mr. Latorres that the addition must be built according to code. Mr. Kocsis questioned if the neighbors had a problem with the addition and the applicant said no.

Open to Public: A motion to close by Mayor Wardell and seconded by Craig Morcom. All in favor.

Mr. Brown question the set back and emergency access. Applicant stated that the neighbor's driveway allowed access. Mr. Kocsis questioned Mr. Shafai on the determent

to the neighborhood and Mr. Shafai stated that there is no more room for any further additions.

It was discussed that there would be no commercial parking other than a personal use vehicle and nothing further.

Mr. Kocsis questioned the angle of the addition.

Mr. Randy Reynolds made a motion to draw a resolution to approve this application with conditions. Seconded by Glen Kocsis.

Aye: Patricia Gerand, Andrew Wardell, Glen Kocsis, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

Application: Gina Malloy (21-01) 18 Boston Road

A-1 Application and photos.

Sworn Gina Malloy who explained that she was requesting a variance for a 6' fence for the backyard along the side street of a corner lot where 6' is not permitted in the front yard. Ms. Malloy explained that she got a previous permit for a fence and didn't realize that the side yard was frontage. The fence has been in place for 7 years. When they went to sell the residence it was not approved because of the variance requirement. No one has had an issue for 7 years. It was only bumped out 2 ft and not to the sidewalk. This is only a gate width and is only 2ft over the permitted area. There is no obstruction of view. Open to the Public. A motion to close this portion was made by Randy Reynolds and seconded by Mayor Wardell. All in favor.

There was a motion to approve by Mr. Glen Kocsis and seconded by Mayor Wardell

Aye:

Patricia Gerand, Andrew Wardell, Glen Kocsis, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

Ney: None

Application: (20-04) 158 W. Sylvania Avenue

Michele McGuigan excused herself because she lives within 200ft of the property. Mayor Wardell and Mr. Glen Kocsis excused

Jeffrey Beekman, Esq. on behalf of the applicant
A-6 Lighting Plan Revised 1/29/2021

The applicant proposes a canopy over the gas pumps and a Lighting Plan is in question

Mr. Fitcher gave a description on visual impact of canopy of the neighborhood to the north. The top is proposed 17 ½ ft top canopy and 14 ½ on the bottom. The roof peak is 19.1 ft height and cupola are 27.3 ft in height. The lighting under the canopy will remove existing lighting pre-construction. 6 lights proposed the neighbors to the west are zero ft candle reading. The lighting to the left and right are zero. The property to the rear which would be on Neptune Avenue are zero also. On W. Sylvania Avenue there is a lighting to the roadway. The proposed signage is 100 sq ft total for each sign and would request 100 sq ft for 2 signs. There will be a logo and the rest will be in colors.

G. Vella, Esq for the Board stated that regarding the sign it is to be determined by the zoning officer.

Mr. Beekman requested 100 ft along W. Sylvania Avenue and Neptune Avenue and is asking for one color along with a logo. The color is part of the sign and Mr. Shafai has no problem as long as the two are less than 100 ft.

There are three existing free standing signs with gas prices and logo on them and there will be no change on the size.

The Board questioned the back lighting on the back of the canopy, it is illuminated and not measurable. Randy Reynolds stated he would like to be sure that the existing lighting would only effect W. Sylvania Avenue not create an impact to the neighbors.

The Borough Ordinance states there is a maximum of three lights.

The lights can be on during hours of operation would be lights go off at 11PM.

Mr. Shafai stated that curb and sidewalk and handicap ramp be in place. Anything further would have to come back before the Board for relief.

C. Bell Planner is satisfied with Mr. Fitcher's presentation of lighting and feels it is acceptable.

Open to Public- A motion to close this portion was made by Craig Morcom and seconded by Randy Reynolds. All in favor.

A motion to draw a resolution to approve the application with conditions and an updated survey was made by Randy Reynolds and seconded by Robert Reynolds, Jr.

Aye:

Patricia Gerand, Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

Ney: None

There being no further business before the Board a motion to adjourn was made by Randy Reynolds and seconded by Craig Morcom. All in favor. The meeting was adjourned at 8:40 pm.

Respectfully submitted,

Susan Hewitson
Board Secretary