

January 10, 2023

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

ROLL CALL: Present: P. Gerand, Robert Reynolds, Jr., Randy Reynolds, Andrew Wardell, Danielle Pappas, Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, E. Maciorowski, Sharon Williams and G. Vella, Esq.
Absent: John Amoscato

This meeting was held pursuant to the Sunshine Law as published in the Asbury Park Press and Ocean Grove/Neptune Times and posted in the vestibule of Borough Hall. Notice of this meeting has been forwarded to the Asbury Press and the Ocean Grove Times at least 48 hours prior to the date of the meeting.

Members were sworn: Mayor A. Wardell, Councilwoman Danielle Pappas, Robert Reynolds, Jr., Patricia Gerand, Larry Cross, Craig Morcom and Sharon Williams

Re-Organization

A nomination for **Chairperson** was made by Larry Cross and seconded by Andrew Wardell for **Patricia Gerand**.

Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None
Abstain: Patricia Gerand

A nomination for **Vice-Chairperson** was made by Larry Cross and seconded by Robert Reynolds, Jr. for **Randy Reynolds**.
All in favor

Resolution:

A motion for **Secretary** for **Susan Hewitson** was made. Resolution was read and a motion to accept as read was made by Randy Reynolds and seconded by Michelle McGuigan

Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A motion for **Board Attorney** for **Gregory W. Villa, Esq.** was made. Resolution was read and a motion to accept as read was made by Andrew Wardell and seconded by Larry Cross.

Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A motion for **Jennifer Beahm for Planner** was made. Resolution was read and a motion to accept as read was made by Andrew Wardell and seconded by Danielle Pappas.

Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A motion for **Matt Shafai for Engineer** was made. Resolution was read and a motion to accept as read was made by Robert Reynolds, Jr. and seconded by Andrew Wardell.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A resolution for **2022-2023 meeting dates** was read and a motion to accept as read was made by Randy Reynolds and seconded by Larry Cross.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A resolution for **2022-2023 Publication** was read and a motion to accept as read was made by Andrew Wardell and seconded by Larry Cross.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

Regular Meeting January 10, 2023

Minutes: A motion to dispense with the reading of the minutes of the October 11, 2022 meeting and accept as received was made by Randy Reynolds and seconded by Andrew Wardell
All in favor

APPLICATIONS:

**22-06 3rd Garden Park – Lot 80
220 W Sylvania Avenue Block 106, Lot 11**

A-1 Plot Plan and Application
LUB 1- Matt Shafai, Engr. Letter
A-2 Zoning Determination

Attorney Christopher Hanlon on behalf of the Applicant addressed the variances required for the new proposed mobile home which will increase the front set back to a non-conformity from existing set back to the proposed set back: 36.3 to 19.5 and from 28.1 to 12.3. The minimum required set back is 40'.

Sworn: Dale Mull-regional, manager for Garden Homes gave a description of non-conforming on the site. There is a twenty-one' front yard setback from W. Sylvania Avenue and 10 ft side yard setback. The current home front set back is 19 feet and side yard setback is 8 ft.
Current size is 12x57. There was a question on parking and there will be a driveway 10x40 adjacent to the left side. The shed will be removed from the front of the building. There is a current resolution setting the requirements.
A new survey and plot plan are required.

Open to the Public: Closed:

A motion to draw up a resolution to approve this application was made by Randy Reynolds and seconded by Larry Cross.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Andrew Wardell

All in favor. The meeting was adjourned at 8:05 PM.

Respectfully submitted,


Susan Hewitson
Board Secretary