

January 11, 2022

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

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

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, Councilman D. Farley and Sharon Williams

Minutes: A motion to dispense with the reading of the minutes of the November 10, 2020 meeting and accept as received was made by Larry Cross and seconded by Andrew Wardell
All in favor

Re-Organization

A nomination for **Chairperson** was made by Randy Reynolds and seconded by Larry Cross for **P. Gerand**.

Aye: Andrew Wardell, Dana Farley, Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

Ney: None

Abstain: Patricia Gerand

A nomination for **Vice-Chairperson** was made by Larry Cross and seconded by Andrew Wardell for **Randy Reynolds**.

Aye: Patricia Gerand, Andrew Wardell, Dana Farley, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

Ney: None

Abstain: Randy Reynolds

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 Larry Cross
Aye: Patricia Gerand, Andrew Wardell, Dana Farley, Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

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 John Amoscato and seconded by Andrew Wardell.

Aye: Patricia Gerand, Andrew Wardell, Dana Farley, Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

Ney: None

A motion for **Jennifer Beahm for Planner** was made. Resolution was read and a motion to accept as read was made by Patricia Gerand and seconded by Randy Reynolds.

Aye: Patricia Gerand, Andrew Wardell, Dana Farley, Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski

Ney: None

A motion for **Matt Shafai for Engineer** was made. Resolution was read and a motion to accept as read was made by Larry Cross and seconded by Michele McGuigan
Aye: Patricia Gerand, Andrew Wardell, Dana Farley, Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski
Ney: None

A resolution for **2022-2023 meeting dates** was read and a motion to accept as read was made by Andrew Wardell and seconded by Randy Reynolds
Aye: Patricia Gerand, Andrew Wardell, Dana Farley, Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski
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 Randy Reynolds
Aye: Patricia Gerand, Andrew Wardell, Dana Farley, Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom and Erin Maciorowski
Ney: None

Regular Meeting January 11, 2022

APPLICATIONS:

22-01 CCG Real Estate 89 Avondale Avenue Block 81, Lot 21

A-1 Plot Plan and Application
A-2 Arch Plans
LUB 1- Matt Shafai, Engr. Letter
A-3 Zoning Determination

Attorney David M. Shafkowits on behalf of the Applicant addressed the variances required: Minimum Lot Area required 7,500 square feet proposed 5,000 square feet; Minimum Street Frontage required: 75 ft proposed 50 feet; Minimum Front Set Back required 25 feet proposed 14 feet (corner lot)

Sworn: Patrick Ward, Engr/Planner from Insight Engr who addressed the corner of Avondale/Evergreen being an undersized lot and the three variances that are required. Mr. Ward spoke on a C1 hardship because it is on a corner lot.

Marked:

A-3 Ariel Colored render for site 1/11/2022
The yellow depicted areas are the undersized lots in the area.
There was discussion on the size of the dwelling and the square footage of the house which is conflicting between the plans and the application.
There will not be a basement and they propose a 4-bedroom house with a garage.
They also propose 25 ft front set back on Evergreen and 14-foot set back on Avondale.

Mr. Ward reviewed the letter of Matt Shafai, Eng. for the Board and will comply with his requests. It has been determined that the applicant will submit a full set of revised plans prior to the next meeting.

There were questions from the Board as to when the property was purchased (6-8 months ago).

Open to the Public:

Sworn Christopher Tallman 85 Avondale Avenue-
Mr. Tallman stated that he has resided in his home for over 50 years and there was a creek running through the property for years. He feels it would be an eyesore to the neighborhood. He is also concerned with traffic and the site line. Mr. Tallman feels that

the dimensions for the setback are a problem, and the water table would be an issue. He would like the Board to consider all his concerns.

Sworn: Natalie Gunderson 123 Woodland Avenue
Ms. Gunderson has a concern for the environmental loss of landscape. The applicant will propose trees and landscape with the project.

Sworn: Tamara Tallman 85 Avondale Avenue
Mrs. Tallman wants to clear any confusion that the original house was from a divorce situation and the neighbor from Hillside Avenue purchased the lot (all prior to the divorce) with the intention to build. It was understood that this was not a buildable lot.

Mr. Vella will look into the sale of the lot and this application will be carried to the February 8, 2022 meeting at 7: PM.

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Randy Reynolds.
All in favor. The meeting was adjourned at 8:05 PM.

Respectfully submitted,

Susan Hewitson
Board Secretary