

March 14, 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, Danielle Pappas, Michele McGuigan, Craig Morcom, Erin Maciorowski, Sharon Williams and G. Vella, Esq.

Absent: Robert Reynolds, Jr., John Amoscato, Andrew Wardell and Larry Cross

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 April 14, 2023 meeting and accept as received was made by Randy Reynolds and seconded by Craig Morcom. Abstain: Patricia Gerand and Andrew Wardell. All in favor

ORDINANCE: 2023-01 REVIEW

Greg Vella, Esq for the Board explained the purpose of the review and explained that this ordinance is consistent with the Master Plan. Mr. Vella explained the C Zone and HC Zone to the Board.

The Council decided not to adopt the existing Ordinance and took the Land Use Board's recommendations and did a new Ordinance which made it a Conditional Use in the HC Zone. All ingress and egress would have to be from Highway 33 was a condition. It was removed from the C Zone.

Sworn: Matt Shafai, Board Engineer, Leon S. Avakian who stated all the conditions are a Conditional Use. This Ordinance would need 5 out of 7 votes to approve. Mr. Shafai feels that this Ordinance is consistent with the Master Plan.

There was favorable discussion among the Board.

Open to the Public:

Sworn: Ken Zelinski 12 Belle Place who stated he is in full support of the new Ordinance and had questions on parking.

Closed to Public:

There was a motion by John Amoscato and seconded by Robert Reynolds, Jr. to accept Ordinance 2023-01 from the Borough Council and recommend the current Ordinance. Aye: Patricia Gerand, Randy Reynolds, Larry Cross, Erin Maciorowski and Sharon Williams.

Abstain: Andrew Wardell, Danielle Pappas and Larry Cross.

3rd Garden Park - 220 W. Sylvania Avenue, Lot 77

A-1 Survey 1/23/2017 9/7/2021

A-2 Plot Plan 6/22

LUB 1 Matt Shafai, Engr Letter

Christopher Hanlon, Esq represents the applicant. He explained the application is to replace a mobile home and there is an increase in size making it non-conforming. This is the reason that this application is before the Board. Parking requirement is 2 spaces and there are 167 spaces within the complex.

A-3 Letter #rd Garden Park 1/24/2023

A-4 Revised Plan dated 2/17/2023 The applicant proposes two off street parking spaces.

Sworn: Dale Mull- Regional Manager for Garden Homes management.

Mr. Mull is a HUD installer and he does all of his own installations. The new homes are built to the current code and are safer than the older homes.

Garden Homes owns 2-3 homes on the premises that are rented. This unit would be for sale. This application proposes to set back is to keep the property line uniform. There are trees and a fence and then the condos. This unit backs up to Oxford Pond but there is a buffer.

Board Questioned the size which is 14x70 which is the common standard size.

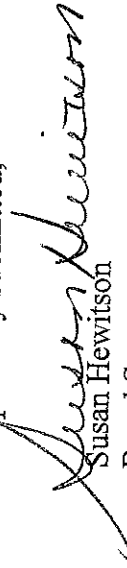
Open to Public:- Closed

Board discussion and a motion to draw a Resolution to approve this application was made by Randy Reynolds and seconded by Larry Cross.

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., John Amoscato, Michelle McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski, and Sharon Williams.

There being no further business before the Board a motion to adjourn was made by John Amoscato and seconded by Robert Reynolds, Jr. All in favor.
The meeting was adjourned at 7:35 pm.

Respectfully submitted,



Susan Hewitson
Board Secretary