

March 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, Randy Reynolds, Michele McGuigan, Craig Morcom, Erin Maciorowski, Robert Brown and G. Vella, Esq.

Absent: Robert Reynolds, John Amoscato, Larry Cross and 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.

MINUTES: A motion to dispense with the reading of the minutes of the February 9, 2021 meeting and accept as received was made by Larry Cross and seconded by Andrew Wardell. All in favor.

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

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

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

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

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

Aye: Patricia Gerand, Randy Reynolds, Craig Morcom and Erin Maciorowski,
Abstain: Erin Maciorowski
Ney: None

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

A motion was made by Craig Morcom to approve the resolution as received and seconded by Erin Maciorowski

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

Dana Farley sworn in.

Non-Condemnation in need of Redevelopment: Block 18 Lot 1 and Block 13, Lot 1

The Board authorized Jennifer Beahm, Planner to do a study on the above properties. LUB-1 Investigation Report

Sworn: Jennifer Beahm, Planner

Mrs. Beahm did a site investigation on this property. Page 2 and 3 of the report was discussed and the criteria for designation of redevelopment
Blk 13 Lot 1 and Blk 18 Lot 1 are a R-1 Zone.

Block 13 Lot 1 East Coast Ice and owned by the Borough of Neptune City falls in Criteria C.

Blk 18 Lot 1 zoned commercial meets Criteria "D". In addition falls also in Criteria "A". Ms. Beahm feels that both properties are in need of redevelopment.

This meeting only designates criteria in need of redevelopment. J. Beahm feels both properties are in need of redevelopment.

This meeting does not designate what would be put on the property.

Questions on East Coast Ice if remediation as complete and it was determined that it was not complete.

Questions on location of Laird Avenue – east of Steiner Avenue and parallel to Memorial Drive.

Open to Public.

Corlies Chong 104 Midwood street questioned if limitation on what can go on the East Coast Ice property. This is no plan at this time.

Question if Laird Avenue was by the playground area.

Sworn: Alexander Strollman 76 Lincoln Venue who questioned commercial property.

- 1- What kind of business is going there and there is no plan at this time.
- 2- Environmental issues-there is a remediation on the site at this time. And developer would be responsible for the clean up

Motion to close public Portion by Randy Reynolds and seconded by Mayor Andrew Wardell. All in favor.

Motion to draw a resolution to approve was made by Randy Reynolds and seconded by Craig Morcom.

Aye: P.Gerand, A. Wardell, G. Kocsis, R. Reynolds, M. McGuigan, C. Morcom, E. Maciorowski, R. Brown and D. Farley

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

Aye: Patricia Gerand, Andrew Wardell, Glen Kocsis, Randy Reynolds, Michele McGuigan, 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 Glen Kocsis. All in favor. The meeting was adjourned at 7:35 pm.

Respectfully submitted,

Susan Hewitson
Board Secretary