

May 11, 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, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom, Dana Farley and G. Vella, Esq.

Absent: Robert Reynolds, Jr., Erin Maciorowski and Robert Brown

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 13 2021 meeting and accept as received was made by Randy Reynolds and seconded by Larry Cross. All in favor

Abstain: Craig Morcom, Patricia Gerand and Glen Kocsis

**Application: 21-01 Robert Bitzer 20 East End Avenue**

Application withdrawn. Resolution to follow at the next meeting.

**Application: 21-03 Haynie/Farruggio, Jr. – 164 5<sup>th</sup> Avenue**

Mark Aikins, Esq on behalf of the applicant.

A-1 Application-Plans 3/5/2021

A-2 Topographic Survey

LUB 1 – Letter Matt Shafai, Borough Engineer

Mr. Aikins, Esq on behalf of the applicant explained the property in question. There is a single-family residence on the west side of the property which presents a variance for a preexisting non-conforming dwelling.

Sworn: Joseph Kocibua, Engr/Planner of KBI Associates on behalf of the applicant who explained that this application is a straightforward subdivision. The property is 150 ft wide and is a fully conforming lot. The front yard setback is 19 ft. The subdivision would create a fully buildable lot.

There were questions regard a shed on the property that could be moved forward.

Sworn: Donald Cleveland Haynie property owner and stated the shed cold be moved or taken down. The shed has no impact on the neighbors. Mr. Haynie stated that he has no issues with Mr. Shafai's letter of review and will comply.

Open to Public

Closed to Public.

The shed creates a second variance and the two variances being requested are for the shed and set back of the existing dwelling.

There was a motion to draw up a resolution approving the application by John Amoscato and seconded by Larry Cross.

Aye: Patricia Gerand, Andrew Wardell, Glen Kocsis, Randy Reynolds, John Amoscato, Michelle McGuigan, Larry Cross, Craig Morcom and Dana Farley

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by John Amoscato. All in favor.  
The meeting was adjourned at 7:18 pm.

Respectfully submitted,

Susan Hewitson  
Board Secretary