

September 12, 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, Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski, David Smith and G. Vella, Esq.

Absent: John Amoscato and Sharon Williams

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 August 8, 2023 meeting and accept as received was made by Larry Cross and seconded by Randy Reynolds

All in favor

APPLICATION: 2023-05 227 W. Sylvania Avenue Block 127 Lot 39- variances

A-1 Application, Survey

A-2 6 Sheets plans

A-3 Zoning Denial

LUB 1 Matt Shafai's letter 8/3/2023

Thomas Hirsch, esq for the applicant proposed a second story addition of the existing structure, single family residence. This application is a preexisting non-conforming dwelling that requires side yard setbacks with a minimum driveway setback.

Sworn: Khadeel Griffiths owner of the property since 2018 who testified that her family was growing, and they needed more room.

Sworn: David Brook Robinson, Archt who testified that the need for more room was necessary for multi-generational living. The current bedrooms are small, and the living area is small on an undersized lot. Referring to A2 of A2 showing that it is a smaller lot than the neighboring lots.

A-4 Mounted Plan Aerial view

Mr. Robinson addressed the plot plan and lot coverage.

A-5 Mounted exhibit Zoning chart.

The applicant proposes a two-story addition to the back of the residence and will remove gravel and plants. The driveway will accommodate 3 vehicles.

Mr. Robinson also addressed the basement plan is to lower the floor 6 inches. There will be a crawl space with a slab. On the first floor there is an addition of stairs. The door put in the side had a permit in 2018-2019 and is used to take out the trash to the receptacle.

There were questions among the Board members regarding parking in the front, safety features and the side door.

Open to the Public -- Closed to the Public

The application is for a two-story addition off the rear of the dwelling with variances.

A motion to draw a Resolution to approve with conditions was made by Andrew Wardell and seconded by Craig Morcom.

Aye: Patricia Gerand, Robert Reynolds, Andrew Wardell, Danielle Pappas, Randy Reynolds, Michele McGuigan, Larry Cross and Craig Morcom

ORDINANCE: 2023-10

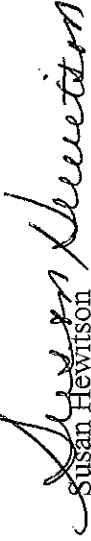
Amending Chapter 139 Section 50 Sign Regulations

Mr Greg Vella, Esq feels that this is consistent with the Mastre Plan. A motion to approve was made by Robert Reynolds, Jr. and seconded by Randy Reynolds.

Aye: Patricia Gerand, Robert Reynolds, Andrew Wardell, Danielle Pappas, Randy Reynolds, Michele McGuigan, Larry Cross and Craig Morcom

There being no further business before the Board a motion to adjourn was made by Robert Reynolds, Jr and seconded by Larry Cross. All in favor.
The meeting was adjourned at 8:12 pm.

Respectfully submitted,


Susan Hewitson
Board Secretary