

KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Re-organization Meeting on January 25, 2018 which was called to order at 7:00 PM in the Council Chambers at Borough Hall, 70 West Front Street, Keyport, NJ, called to order by Roger Benedict, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL:

Present: Councilman Goode, Nicholas Vecchio, Roger Benedict, Mark Sessa, Lori Ann Davidson, Dennis Fotopoulos, Kenneth Howe, John Kovacs, Jacqueline Kovacs-Olsen, Juan Carlos Oviedo

Absent: Mayor Aumack

Attorney Marc Leckstein, Planner Donna Miller and Engineer Fran Mullan was also present at the meeting.

REORGANIZATION FOR 2018:

Election of Officers:

Chairman: Mark Sessa

Motion made by R. Benedict, second by J. Kovacs

Ayes: Councilman Goode, N. Vecchio, R. Benedict, L. Davidson, D. Fotopoulos, J. Kovacs, K. Howe

Nays:

Abstain: M. Sessa

Absent: Mayor Aumack

Vice Chairman: Roger Benedict

Motion made by D. Fotopoulos, second by M. Goode

Ayes: Councilman Goode, M. Sessa, N. Vecchio, L. Davidson, D. Fotopoulos, J. Kovacs, K. Howe

Nays:

Abstain: R. Benedict

Absent: Mayor Aumack

Board Secretary: John Kovacs

Motion made by Roger Benedict, second by M. Sessa

Ayes: Councilman Goode, N. Vecchio, R. Benedict, M. Sessa, L. Davidson, D. Fotopoulos, K. Howe

Nays:

Abstain: J. Kovacs

Absent: Mayor Aumack

Appointment of Recording Secretary: Denise Nellis

Motion made by R. Benedict, second by M. Goode

Ayes: Councilman Goode, N. Vecchio, R. Benedict, M. Sessa L. Davidson,
D. Fotopoulos, K. Howe, J. Kovacs

Nays:

Abstain:

Absent: Mayor Aumack

Appointment of Attorney: Marc Leckstein, Leckstein & Leckstein

Motion made by J. Kovacs, second by D. Fotopoulos

Ayes: Councilman Goode, N. Vecchio, R. Benedict, M. Sessa L. Davidson,
D. Fotopoulos, K. Howe, J. Kovacs

Nays:

Abstain:

Absent: Mayor Aumack

Appointment of Engineer: Fran Mullan, T&M Associates

Mr. Benedict mentioned that he met with Mr. Vecchio and Mr. Sessa and went over the proposals. He explained that the prices were consistent and that since T&M has been their engineer and is familiar with the applications.

There was further discussion regarding the position for Engineer.

Mr. Fotopoulos spoke about the Environmental Commission writing letters with their concern to the Chairman. There was discussion regarding the process of the notifying the Board with their concerns.

There was discussion regarding forms that are being set up so that the Police, Environmental Commission, Fire Official and Property Maintenance/Recycling would have to sign off on the form.

Motion made by J. Kovacs, second by N. Vecchio

Ayes: Councilman Goode, N. Vecchio, R. Benedict, M. Sessa, L. Davidson,
D. Fotopoulos, K. Howe, J. Kovacs

Nays:

Abstain:

Absent: Mayor Aumack

Appointment of Planner: Donna Miller, T&M Associates

Motion made by M. Sessa, second by J. Kovacs

Ayes: Councilman Goode, N. Vecchio, R. Benedict, M. Sessa, L. Davidson, D. Fotopoulos, K. Howe, J. Kovacs

Nays:

Abstain:

Absent: Mayor Aumack

Meeting Dates for 2018:

February 22, 2018

March 22, 2018

April 26, 2018

May 24, 2018

June 28, 2018

July 26, 2018

August 23, 2018

September 27, 2018

October 25, 2018

November 8, 2018

December 13, 2018

January 24, 2019

***All meetings are held on the 4th Thursday of the month at 7:00 PM

Exceptions:

The November and December meeting will be held the Second Thursday of the month because of the holiday.

SPECIAL MEETINGS

Wednesday, February 21 at 7pm

Wednesday, March 14 at 7pm

Wednesday, April 18 at 7pm

Motion to approve notice for publication moved by N. Vecchio, second by R. Benedict with ayes by all present.

MINUTES: December 14, 2017

Motion made by R. Benedict, second by D. Fotopoulos

Ayes: Councilman Goode, N. Vecchio, R. Benedict, M. Sessa, L. Davidson, D. Fotopoulos, J. Kovacs

Nays:

Abstain: K. Howe

Absent: Mayor Aumack

**PUBLIC HEARING: OPEN SPACE AND RECREATION PLAN ELEMENT
(CARRIED FROM THE OCTOBER MEETING)**

Maciej Maslonka and Sean Moronski from Matrix New World spoke about the changes that were made.

There was no comments or questions from the Board.

Motion to open to the public at 7:20pm was made by R. Benedict, second by J. Kovacs with ayes by all present.

Michael Lane stated that the changes he submitted to Matrix was included in the plan. On the latest version the cover page acknowledgment since George Sappah is not on the Planning Board he should be removed. Mr. Moronski stated that any changes to the acknowledgment page can be made, they will get the 2018 list the Secretary.

Mr. Lane stated that on page 7 there are different dates, he also spoke about minor changes he would like to see.

Mr. Lane mentioned the location for the kayaks. There was discussion regarding the locations for the kayaks.

Mr. Lane spoke about the Right of Way access, there was discussion regarding the access. Mr. Lane mentioned that he and Andrew Kelsey have put in over 100 hours.

Motion to close to the public at 7:35 was made by J. Kovacs, second by M. Sessa with ayes.

Motion to adopt Plan with minor changes was made by R. Benedict, second by J. Kovacs.

Ayes: Councilman Goode, N. Vecchio, R. Benedict, M. Sessa, L. Davidson,
D. Fotopoulos, J. Kovacs

Nays:

Abstain: K. Howe

Absent: Mayor Aumack

Draft Site Plan & Subdivision Regulations (carried from the October meeting)

Discussion/Comments/ Recommendation

Ms. Miller spoke about the most current version with amendments and comments that were made. It is limited to the scope the committee worked on. Ms. Miller explained how the process works with the Board and Governing Body. There was discussion regarding the process.

Mr. Fotopoulos asked if everything was being lumped in together or are we just speaking about Site Plan and Subdivision; Mr. Sessa stated that we are going along the agenda the way things are listed.

Mr. Fotopoulos asked for clarification to why the definitions are being deleted; Ms. Miller explained they are placed elsewhere.

Mr. Sessa stated that he read through the document and it sounded reasonable. Ms. Miller spoke about an ordinance that the Governing Body has introduced which will have an impact to help have the application looked at even before they submit to the Board.

There was discussion regarding who would be included in this meeting. Mr. Fotopoulos asked if this is only for the site plan only; Ms. Miller stated yes. There was further discussion as to what the TRC committee would be looking at before they come before the Board so that the application are more complete.

Mr. Fotopoulos asked who appoints the TRC, Councilman Goode stated that it is part of the ordinance who is included. There was further discussion regarding who would be included in the Technical Review Committee.

Mr. Fotopoulos asked what the criteria of the TRC is it the size of the development; Ms. Miller explained that it would be major development, any major site plan can come before the TRC. It would depend on how many waivers and variances they are asking for.

There was further discussion regarding the TRC and who would request it and pay for it.

Motion to open to the public at 7:45pm was made by R. Benedict, second by L. Davidson with ayes by all present.

Mike Lane stated that Ms. Miller did a superb job, under exhibits site plan approval there is one item. He would like to see the delineation of the flood zone boundaries added. Mr. Fotopoulos agrees.

Motion to close to public at 7:50pm was made by M. Sessa, second by R. Benedict with ayes by all present.

Mr. Benedict stated that Mr. Lane has a good point, would also like to see page numbers when it comes back before the Board.

Draft Flood Damage Prevention (carried from the October meeting)

Ms. Miller spoke about the package that the Board has received and the changes that were made. They placed the draft through the SIV to see what FEMA looks at when they review they use the check list that was given to Board. Ms. Miller spoke about the check list.

Mr. Fotopoulos asked about cases that anchoring is required is that established it's general. Mr. Fotopoulos asked about the different ways to anchor is it in the UCC or in the Ordinance. Ms. Miller stated that it is not specified in the Ordinance. Ms. Miller explained that the ordinance requires more anchoring but not the method. There was discussion as to where the different type of anchoring would be.

Motion to open to the public at 7:55pm was made by N. Vecchio, second by L. Davidson with ayes by all present.

Mike Lane discussed the base flood elevation with D. Miller and where it would be located. They spoke about the different sources that were available to identify the flood zone.

Andrew Kelsey, spoke about the BFE+3 in residential; Ms. Miller stated they did change it. It will only apply to residential structure. There was further discussion regarding the BFE.

Elmer Graham, 22 St. Peters Place stated that he felt like the plan was a good idea and should move forward with it.

Mike Lane, mentioned the state regulations, Ms. Miller explained that the state regulations have not gone away the section refers you to the UCC standards.

Motion to close to the public at 8:05pm was made by J. Kovacs, second by R. Benedict with ayes by all present.

Map of Proposed Zoning Amendments (carried from the October meeting)

Ms. Miller spoke about the new zoning map and stated it will no longer be in black and white it will be in color. They also designated the redevelopment areas with the proper designation.

Ms. Miller stated that the ordinance has to get introduced by the Governing Body and then will come back to the Planning Board as part of the consistency review process.

There was discussion regarding the many updates that were made that haven't been updated for many years.

Motion to open to the public at 8:07pm was made by R. Benedict, second by D. Fotopoulos with ayes by all present.

John Keegan, Yacht Club, stated that last year with the Master Plan it was discussed that lots 17 and 19 would be zoned GMC, they also noted that Atlantic Street was vacated and subdivided. The charts may not be finalized but it still states that it is residential. Just want to see if that their requests be included.

Mike Lane stated he agreed with Mr. Keegan, if you look at the Master Plan figure 4.3 it indicates that the Yacht Club property is GMC. Ms. Miller will look into it and have it fixed.

The light industrial area over in Manchester, he feels it shouldn't be light industrial. Ms. Miller stated that is what it is designated in the Master Plan. There was discussion regarding the area.

Councilman Goode asked about section 25:5.1 it says public then they crossed off school and it says park. There was discussion why that was changed. It was decided to take out the word public.

Mr. Lane spoke about the high density areas. There was discuss regarding where the high density locations should be.

There was further discussion regarding the Ordinance and regarding town homes.

Andrew Kelsey spoke about the elevation asked for verification for height; Ms. Miller explained the height on West Front Street.

Motion to close to the public at 8:50pm was made and carried.

**APPLICATION: ST. JOSEPH CHURCH
KUPB 17-10
BLK 5 LOT 18
376 MAPLE PLACE
ZONING APPEAL**

Application was asked to be taken off for this meeting. The applicant will re-submit with a site plan.

Motion to adjourn at 8:50 pm was made by J. Kovacs, second by D. Fotopoulos with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, February 22, 2018.