KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Regular Meeting on March 29, 2022 which was called to order by Mark Sessa at 7:00 PM, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL:

Present: Mayor Kennedy, Councilmember Davidson, Mark Sessa, D. Pacheco, J. Royster, G. Kotzas

Absent: H. Aumack, W. McDermott, J. Oviedo, N. Vecchio, C. Dickerson

Also in Attendance: Marc Leckstein, Planning Board Attorney, Fran Mullan, Engineer

MINUTES: February 24, 2022

Motion to approve minutes was made by J. Royster, second by D. Pacheco

Ayes: M. Sessa, D. Pacheco, J. Royster
Abstain: Mayor Kennedy, Councilmember Davidson

APPLICATION: KUPB # 21-10
KEYPORT PROFESSIONAL PLAZA, LLC
25 EAST FRONT STREET
BLK 80, LOT 1.02
USE VARIANCE (Mayor and Councilmember recused from application)

Mr. Leckstein explained that 25 East Front Street, Keyport Professional Plaza would not be heard at this meeting, the applicant asked that it be carried the applicant didn't want to go forward with the application with less than five members. They would need five members to vote on a use variance so it would be impossible for the Board to proceed with this application. They asked to be carried without further notice.

Motion to carry to the May 26th Planning Board meeting without further notice was made by G. Kotzas, second by D. Pacheco with ayes by all present.

Chairman Sessa explained if anyone was present at the meeting would have to return on the May 26th to hear this application. Mr. Leckstein added that there will be no further notice would be sent out.

Mr. Leckstein explained that the meeting that was scheduled for Thursday, March 24th was canceled. The applicant attorney did ask for a special meeting and gave three dates, the dates didn't work for everyone. It is almost impossible to get a date where everyone would be available, with that the being the case the date that this would be carried would be April 28th. D. Nellis stated she did speak with Mr. Taylor and he is available to proceed on that date.

The applicant asked to be carried without further notice.

Application: KUPB 17-07
357 WEST FRONT STREET, LLC (Browns Point Marina)
BLK 20, LOTS 1,2,3,5,6,6.01,7,9, 11.01, 13 & 14
REQUEST FOR EXTENSION OF PREVIOUS APPROVAL
WHICH EXPIRED ON DECEMBER 12, 2020

KUPB 20-01
357 WEST FRONT STREET, LLC (Browns Point Marina)
BLK 20 LOT 9,11.01, 13, 14 & 14.01

Motion to carry these two applications without further notice to the April 28th meeting was made by D. Pacheco, second by J. Royster with ayes by all present.

RESOLUTION: APPLICATION: KUPB # 21-07
ARJIKA PROPERTY INC
108 BROAD STREET
BLK 60, LOT 6
USE VARIANCE /SITE PLAN

Motion to approve resolution denial was made by D. Pacheco, second by J. Royster
Ayes: M. Sessa, D. Pacheco, J. Royster

RESOLUTION: KUPB #18-06A
KEYPORT HOMES LLC
WAVERLY STREET
BLK 128, LOT 2, 3, 4.01
RELIEF OF WAIVER FOR SITE PLAN

Motion to approve resolution was made by D. Pacheco, second by J. Royster
Ayes: M. Sessa, D. Pacheco, J. Royster

APPLICATION: PRC-ES ASSOCIATES, LLC
KUPB 16-03
BLK 20, LOT 12.01, 19 AND 20
160 WEST FRONT, 156-158 WEST FRONT STREET
ADMINISTRATIVE APPROVAL (Site / Subdivision)

Peter Wesinger, Attorney for applicant. Mr. Leckstein explained that this is not something that the Board normally does. The application was approved by the Board on December 8, 2016 by memorialization. The applicant is before the Board for administrative relief. Mr. Leckstein stated it is his understanding that they want to change the architectural of the building from what was originally submitted to the Board. The approval was not based upon the architecture but the resolution included what the architecture was going to be. Mr. Leckstein explained even if the

Boardmembers didn't vote on the previous application, everyone is eligible to vote on this change.

Mr. Wesinger explained that Mr. Leckstein explained what his client is before the Board for. One item he wanted to clarify is that the footprint is not changing. What they wanted to do based on the market study was to change more of colonial shore look to a more coastal motif that is more appealing to the buyers' market.

Lee Panfili, PRC Group – Professional home builder. Mr. Panfili explained that they aren't changing any architectural, they are looking to change the facade of the homes. He explained that they feel this is an enhancement to what was previously approved. They feel that market to the buyer today and the town gets a great product. They are taking a significant increase with these changes.

Exhibit A14 – enhancement to product

Mr. Panfili explained that there are two different product types before the Board. The significant enhancements are eight of the homes will not have a board and back siding. Mr. Panfili explained what board and back siding looked like. He stated that it would add some contrast, they placed this on the unit with the least amount of roof. Twenty-one of the twenty-six will have raised panels which is the element between windows that line up above and below. Ten units were originally proposed with metal roofs they have increased that to nineteen units. In the entrance way there will overhangs with metal roofs. The applicant stated it functions for protecting the door and they feel enhances the look for the community. The garages are now shaker style which is an enhancement. They will not be changing any of the front door configuration, the doors will remain the same. Fifteen units will now have prominent features of the gables, which now have windows. The proposed color palate was done by the architect it was earth tones, now there is more color inline of what you would see on West Front Street. In his opinion they are not moving anything significant. The only notable thing they are looking to do is to remove a very small stone water table. They had issues with them coming loose, it is not real stone it is faux stone. They had problems with this in other towns with the cold, and the landscapers hitting it and becoming lose and coming off the homes. Further discussion regarding the faux stone and the upkeep on it.

Mr. Leckstein asked if the only architectural change is to eliminate the two lower windows shown on the right side elevation of the building. Mr. Panfili stated that change was already incorporated in with the architectural and the structural plans that were submitted to the Borough as resolution compliance. That was already completed.

Chairman Sessa asked if the Boardmembers had any questions.

Mayor Kennedy asked by adding color the prominent feature would be the white window frames. Her fear is that they don't include storm doors, so if each homeowner comes in and puts a different storm door all of it would not look good. There was discussion regarding storm doors, once the discussion was over the applicant agreed to place white full view storm doors on each of the homes, they will submit to be reviewed by T&M.

Councilmember Davidson asked about the metal roofs that are over the doors, she asked if there was ice breaks on the roof, Mr. Panfili stated that generally the answer is no. If the code requires it, they will add plastic Plexiglas if needed which would be clear. There was further discussion what would be used if this was needed or possibly placing a small gutter. Mr. Panfili stated it was up to the Board. Mr. Mullan stated from a practical use the gutter in front would make a lot of sense for homeowners that are using the stairs if it is raining or heavy snow that accumulates on that roof. As long as the applicant feels the architect could incorporate a gutter, there would have to be a down spout. Mr. Panfili stated that they would match it to the facade color. There was discussion regarding how the gutter would look on the homes. Councilmember Davidson stated that her only concern is that the roof is metal and it is above the steps. Mr. Mullan stated one of the images shows the overhang would shelter the landing in front of the door. Anything else that slides off would probably land on the stairs. Mr. Mullan asked if they know off hand if there are gutters anywhere else, Mr. Panfili stated that all the gutters would be by code. Mr. Mullan confirmed that all the higher roofs would have gutters; yes. Mr. Mullan continued to state that since there are already gutters he doesn't think it would distract from the appearance. Councilmember Davidson stated it was just a thought and would refer to Mr. Mullan for his opinion if he thought it was necessary, she stated she didn't want to add additional cost to the project. Mr. Panfili stated that he appreciated that, and they are open to any of the suggestions the Board may have.

Mayor Kennedy asked they have this type of style with any other development; yes, Mr. Panfili stated that this was quite common. Most times there is no recommendation when there are it is usually with gutters because they have a dual purpose. Mayor Kennedy stated that the hope would be that they would be parking in the garage and going into the homes that way; yes, that is correct. Mr. Panfili stated that he would be work with Mr. Mullan regarding this if that is what the Board would like. Mr. Mullan stated he normally doesn't like to make that decision, he suggested that incorporate it in the HOA requirements that if a homeowner wants a gutter across the front of the roof, they would have to be uniform specified. Further discussion regarding what type of gutter and whether or not the Board wants them to add a gutter and where the water runoff from the gutter would go. Mr. Mullan stated he thinks there would be very little water running off the roof and suggested the Plexiglas ice guards. Councilmember Davidson stated she was okay with either direction. Mr. Leckstein stated that there would be something in the by-laws stating that the homeowners couldn't disrupt the common areas.

Mr. Leckstein asked if they were dropping the ice guards. Chairman Sessa stated he liked the ice guards. Mr. Leckstein will add the ice guards into the resolution. Councilmember Davidson asked if the plastic ones snap with the ice; Mr. Panfili stated they haven't had any issue. Mr. Leckstein stated that he will have as a condition they would have ice guards installed subject to the approval of the Board Engineer.

Mayor Kennedy confirmed that this would only be for the metal over hangs; yes.

Motion to open to the public at 7:29pm was made by Mayor Kennedy, second by Councilmember Davidson with ayes by all present.

Michael Lane, 51 First Street, asked if he was looking at the same picture. Mr. Panfili stated that it was the same perspective. There was a discussion regarding the difference in the picture that Mr. Lane had and Mr. Panfili was looking at. Discussion regarding what was posted on the Borough website. D. Nellis handed Mr. Lane a copy of the exhibit. Mr. Lane stated he liked all the white, he asked who would maintain the white; Mr. Leckstein explained that the HOA would be responsible. Mr. Lane asked what kind of windows; Mr. Panfili stated that they were Anderson 400 series. Mr. Lane complimented him on the windows. Mr. Lane asked about the white trims; Mr. Panfili stated that they are PVC. There was discussion regarding the window trim and the gables.

Mr. Lane asked Mr. Mullan about the requirements and conditions regarding the resolution of compliance. Mr. Mullan stated that none of the changes contradict any of the previous approvals. There was discussion regarding the applicant meeting all the conditions of approval.

Motion to close to the public at 7:35PM was made by Councilmember Davidson, second by J. Royster with ayes by all present.

Motion to approve administrative change with the commentary that was presented at the meeting:

Motion made by Mayor Kennedy, second by Councilmember Davidson
Ayes: Mayor Kennedy, Councilmember Davidson, M. Sessa, D. Pacheco, J. Royster, G. Kotzas

PLANNING BOARD PROFESSIONALS: Update on applications

Motion to adjourn at 7:40pm was made by Mayor Kennedy, second by Councilmember Davidson with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, April 28, 2022.