KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Regular Meeting on May 23, 2013 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 Mark Sessa, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL:

Present: Mayor Harry Aumack, Councilman Sheridan, Mark Sessa, Robert Burlew, Roger Benedict, Terry Musson, Dennis Fotopoulos, Juan Carlos-Oviedo (arrived 7:08pm), Jacqueline Kovacs, Planning Board Attorney Marc Leckstein

Absent: Allen Hudson, John Kovacs, Donald Norbut, Engineer, Stan Slachetka

VOUCHERS:

M. Leckstein for Review application and prepare Resolution for Bldg Management Co.	300.00
M. Leckstein for May, 2013 meeting	250.00

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

Ayes: Mayor McLeod, J. Sheridan, R. Burlew, M. Sessa, R. Benedict, T. Musson, D. Fotopoulos, J. Oviedo, J. Kovacs-Olsen
Absent: J. Kovacs, A. Hudson

Minutes: April 25, 2013 meeting

Motion made by J. Kovacs-Olsen, second by R. Burlew

Ayes: J. Sheridan, R. Burlew, M. Sessa, R. Benedict, T. Musson, D. Fotopoulos, J. Oviedo, J. Kovacs-Olsen
Abstain: Mayor Aumack
Absent: J. Kovacs, A. Hudson

Requests for Administrative Changes/Approvals carried over from April 25, 2013 meeting

Tricon – 322 Beers Street, Block 35 Lot 2 letter dated April 11, 2013

Ms. Petrizzo is requesting change in the decorative light fixtures that were originally approved by the Board.

Planning Board Engineer still has not received information requested. Board asked that this be carried over until the June meeting.

Motion made by J. Sheridan, second by T. Musson with ayes by all present.

Long View Venture LLC, Block 22, Lots 12.01, 19 and 20.
Package from Mr. Irene (Applicants Attorney)

Requesting Extension to all approvals that were made by the Board until December 31, 2014

Mr. Sessa explained that the board had concerns over the request and wanted to wait until the Attorney was present so that he could answer any questions the board may have.

Mr. Burlew voiced his concerns regarding the storm and elevation would they have to go back to the board for new site plan because of the elevation and drainage.

Mr. Leckstein explained that the applicant really doesn't need the extension approval from Planning Board he already has it under the permanent extension act the only reason he is asking is for funding he is concerned that the lender will give him a call and to make sure that the approvals are still good. It is just easier for the applicant to have a letter stating that the board extended to 2014.

There was further discussion on what would have to be done when the applicant is ready to build.

Motion made to approve extension was made by T. Musson, second by J. Sheridan

Ayes: Mayor Aumack, J. Sheridan, R. Burlew, M. Sessa, R. Benedict, T. Musson, D. Fotopoulos, J. Oviedo, J. Kovacs-Olsen
Nays:
Abstain:
Absent: J. Kovacs, A. Hudson

Mr. Leckstein stated that Mr. Irene has drafted a resolution and is comfortable using that instead of him drafting a resolution.

Memorialization of Resolution extending Longview Venture to 2014.

Motion made to approve extension was made by T. Musson, second by D. Fotopoulos

Ayes: Mayor Aumack, J. Sheridan, R. Burlew, M. Sessa, R. Benedict, T. Musson, D. Fotopoulos, J. Oviedo, J. Kovacs-Olsen
Nays:
Abstain:
Absent: J. Kovacs, A. Hudson

OLD BUSINESS (carried over from April meeting)

Having Planning Borough Attorney look at updating Borough Ordinances with Mayor and Council approval

Mr. Leckstein explained that he had a conversation with the Borough Administrator that she will discuss with Mayor and Council as to whether he will look at the Ordinances or the Borough Attorney. Since there was a change with the Mayor the Administrator asked that he hold off until she talks to the Mayor and Council. Mr. Leckstein is waiting for the administrator to call him; he stated he is still willing to do them.

Motion to table to next meeting was made by J. Sheridan, second by R. Burlew with ayes by all present

PUBLIC SESSION

Motion to go into public session at 7:13pm was made by J. Kovacs-Olsen, second by J. Sheridan with ayes by all present.

Mr. Lane, 51 First Street, spoke of the previous site plan and the elevation that was approved and now it would have been under water. Mr. Lane expressed his concerns regarding granting the extension for Longview Venture.

There was discussion on whether the board should have approved the extension. Mr. Leckstein explained that no matter what the state grants them the extension.

Mr. Burlew asked about the height increase that some of previous applications would have to follow would that be something the applicant would have to go back before the board or would the building department decides. Mr. Leckstein explained that unless there is a variance it would not have to go before the board. There was further discussion regarding the height variance and the existing ordinance.

Timothy Telymonde, 108 Broad Street, would like to make changes to a previous application. Would like to speak to the board as informal application. Mr. Burlew suggested that Mr. Telymonde come before the Board this evening to show them his ideas.

Mr. Leckstein explained that there is a process and even if you are going for an informal you still need to speak to the Planning Board Secretary and filled out an application.

Mr. Burlew stepped down from the dais to speak on behalf of the applicant. Mr. Leckstein asked if this application needed a use variance involved. Mr. Burlew mentioned that Mr. Telymonde purchased the property and was brought into court the day he closed for property maintenance issues. Mr. Burlew spoke about the application. Mr. Burlew is not sure that he has to go before the planning board.

Mr. Sessa explained that the Board couldn't hear the case with out any application or any notice to what the plans are. Mr. Leckstein explains the legal issues involved with going forward hearing any more of the application.

This application will be brought before the Board at the next meeting.

There was discussion and the board asked that the Ms. Nellis reach out and ask the School Board to come to the next meeting with a presentation. Mr. Leckstein explained that under the law they have to come before the Board for comments.

Mr. Sessa mentioned that the Board was asked to look at the new proposed athletic field for Keyport School.

Mr. Burlew mentioned that 45 Beers Street was postponed. Mr. Leckstein explained that they did not notice properly will be heard at the June meeting.

Mr. Musson asked about the resolution from the last meeting being sent the same day of the meeting and questioned the 45 day turn around for the memorialization of the resolution.

Motion to close to the public at 7:55pm was made by J. Sheridan, second by R. Burlew with ayes by all present.

Motion to adjourn the meeting at 7:55pm was moved by J. Sheridan, second by R. Burlew with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, June 27, 2013 .