

KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Regular Meeting on July 24, 2014 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: Mark Sessa, Robert Burlew, George Sappah, John Kovacs, Roger Benedict, Terry Musson, Dennis Fotopoulos, Juan Carlos-Oviedo, Jacqueline Kovacs-Olsen

Absent: Mayor Aumack, Councilwoman Lamberson,

VOUCHERS:

M. Leckstein for July 24, 2014 meeting	\$300.00
Resolution for Robert Carlin #14-03	\$300.00
Resolution for Penny Bags, LLC #14-01	\$350.00

Motion made by J. Kovacs, Second by R. Burlew

Ayes: R. Burlew M. Sessa, R. Benedict, T. Musson, D. Fotopoulos, J. Kovacs
G. Sappah, J. Kovacs-Olsen, J. Oviedo

Absent: Mayor Aumack, Councilwoman Lamberson

Nays:

Abstain:

Communications:

Package for Alaric

Mr. Leckstein stated that he will review the package and get back to Borough Attorney.

Approval of Resolution:

Application No.	14-03	Robert Carlin
		Church Street
		Blk 82 Lot 6
		Minor Subdivision

Motion to approve made by R. Burlew, second by G. Sappah

Ayes: R. Burlew, M. Sessa, R. Benedict, G. Sappah

Nays:

Abstain: T. Musson, D. Fotopoulos, J. Kovacs, J. Kovacs-Olsen

Absent: Mayor Aumack, S. Lamberson,

Application No14-01 Penny Bags, LLC
1 Monroe Street
Blk 35.01 Lot 1
Use Variance/Site Plan

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

Ayes: R. Burlew, M. Sessa, R. Benedict, G. Sappah

Nays:

Abstain: T. Musson, D. Fotopoulos, J. Kovacs

Absent: Mayor Aumack, S. Lamberson,

APPLICATION: 14-05 Robert Moscato
Blk 61, Lot 21 & 22
34-36 West Front Street
Use Variance

Email from applicant requesting that the application be postponed until the August Planning Board meeting without having to re-notice the residents.

Motion to carry without further notice to the residents made by J. Kovacs, second by R. Burlew with ayes by all present.

APPLICATION: 14-04 Keyport Developers
Blk 138, Lot 11
333 First Street
Site Plan

Letter from Adams, Rehmann & Heggan regarding NJDEP – Flood Hazard Area Individual Permit/Verification

Exhibits:

A1 – Application

A2 – Preliminary and Site plan dated 6/6/2014

A3 – Architectural dated June 5, 2014 revised June 11, 2014

A4 – Letter from Adams, Rehmann & Heggan dated 6/23/14

A5 – Monmouth County Planning Board approval dated 7/14/2014

A6 – Colored version of site plan

A7 – Colored elevation dated 7/14/14

A8 – Aerial view property dated 7/24/14

B1 – T& M Review Letter dated 7/21/2014 with revised fees dated 7/23/14

Applicant's attorney Mr. Gouin described property and what is currently existing on property. Mr. Gouin spoke about the previous application and that they were approved for fourteen (14) town homes. Mr. Gouin explained how the applicant had made application for twelve (12) units so that it would fit better.

Mr. Robert Larsen, Architect was sworn in. Mr. Larsen referred to Exhibit A6 how the townhomes would be attractive when entering into Keyport. Each unit would have a front door and a two (2) car garage. The living space is still above the flood elevation level. Mr. Larsen spoke about the flood elevation and how the garage was built so that the flood water could go through.

Ms. Kovacs-Olsen asked if there was only one entrance; no there would be entrance from the garage into the house.

Mr. Burlew asked about the siding; the intention was high quality vinyl siding, soft colors. Windows would be a high quality and roofing would be a 30 year shingle.

Mr. Burlew asked who would be responsible for up keeping the outside, question as to whether it would be an association. Mr. Gouin explained that it would be a home owners association. Mr. Burlew suggested that each unit be a slightly different color this way there was no disagreement as to who is responsible for repairs to the townhomes.

Mr. Leckstein clarified that the homeowner association would be responsible for outside and it be added as condition of approval.

Mr. Burlew spoke about a 13R sprinkler system.

Mr. Fotopoulos asked if they applicant is required to have a recreation area; Mr. Mullan stated that it is required. Mr. Fotopoulos mentioned that it could be the Board's pleasure to accept without recreation. There was further discussion for the recreation area. Mr. Leckstein asked would it be a variance regarding the recreation area or a design waiver. Mr. Slachetka stated it he believed it would be a design waiver and would check.

There was discussion as to the height, Mr. Mullan pointed out that previously they were approved for 35 feet in height and they are only going 30 feet in height. Mr. Mullan spoke about shifting building C.

Motion to open to the public at 7:32pm was moved by T. Musson, second by R. Burlew with ayes by all present.

Mike Lane, 51 First Street, stated that the plan takes into consideration his previous concerns. Mr. Lane asked what material would be used in the garage; it would be poured concrete. Mr. Lane asked about having a restriction on the back area of the garage not be living space. Mr. Larsen stated that could be a restriction in the deed.

Mr. Lane asked about the three to five year olds that couldn't walk to the park where would there recreation area be; Mr. Larsen stated he would hope the parent would take them to the park.

Mr. Lane asked about the bulk variance in a RA zone; Mr. Gouin reminded the Board that this was a bi-furcated application.

Mr. Edward Patalano, Professional Engineer, 2360 Lakewood Road, Toms River NJ. Asked about the existing driveway and fence. Mr. Gouin stated that this would be a question for the Planner.

Motion to close to the public at 7:41pm was moved by J. Kovacs-Olsen, second by D. Fotopoulos with ayes by all present.

Ron Curcio, Engineer for applicant. Mr. Curcio spoke about the plan with water connection and how it loops through the site. They have a six (6) inch pipe and would have no problem providing an eight (8) inch pipe.

There are six (6) spaces for visitor parking and a two (2) car garage for each unit. Regarding the ADA accessible the town homes are not handicap accessible but they will go to the DCA and if they are required to have an ADA parking spot they will make one.

Mr. Gouin asked Mr. Curcio to describe the trash enclosure. The enclosure is in the rear of the property the garbage truck would load and leave. There will be a white vinyl fence around the dumpster. There would also be recycling containers they would be picked up twice a week and if needed the home association could increase the pickups. There was discussion as to how other condo/townhomes deal with the trash/recycling pickups. Mr. Leckstein asked that the applicant provide the Board Engineer the information of size of trash enclosure. Mr. Mullan asked after they review if the dumpster needs to be increased that the applicant would increase the size; yes and asked if this could be submitted as administrative approval.

Mr. Mullan asked about shifting building C slightly to the north. Feels that it is not a big issue with five foot sidewalk. Mr. Slachetka asked that they look at the interior space for emergency vehicle entrance with the shift.

There was discussion on replacing the drainage pipe; the applicant stated that they would ensure that the two cross inlets be clear to carry the water out.

Mr. Burlew asked if the sidewalk and curbing be replaced. Mr. Curcio stated that his recommendation is that First Street is not in bad shape, but would be replacing Walnut St. Mr. Mullan replied that they would like to have new curbing on both Streets. Applicant agreed to do all sidewalk and curbing on First and Walnut.

There was discussion as to the size of pipe for the water main and water pressure to the adjoining properties. Applicant will submit documentation about flow test.

Motion to open to the public at 8:21pm was moved by R. Benedict, second by D. Fotopoulos with ayes by all present.

Jacqueline Ziegenbalg, 329 First Street, represented by Mr. Patalano.

Mr. Patalano asked about the existing fence that has been there for thirty years. Also, questioned the impact the cars would have on Ms. Ziegenbalg's property and the water pressure to the property; Mr. Curcio explained if anything the water pressure should improve a little.

Mike Lane, 51 First St, asked about the height of the light fixture; Mr. Curcio replied it was a standard light fixture, the light would not glare into neighbor's property.

Motion to close to the public at 8:29pm was moved by R. Burlew, second by J. Kovacs-Olsen with ayes by all present.

Mr. Gouin called Terrance Combs, Planner & Architect for applicant. Mr. Combs spoke about the previous application that came before the Board.

He spoke about the recreation area that was on the previous plan and the size of the area.

There was discussion on the variances the applicant was seeking. Mr. Gouin asked about shifting building C. Mr. Combs replied that there would be concern about the property line. The applicant would only be two feet from the line. Mr. Mullan suggested shifting two feet up in that direction. Mr. Mullan stated he would like a solid fence on both adjoining properties from building corner to corner and a solid privacy for the trash enclosure. There was discussion as to where the fence would go.

There was discussion as to the landscape, and to have the lights continue like we have on the waterfront and the amount of lights to have on property. Applicant agreed to submit revised lighting plan.

Mr. Slachetka mentioned the storage in the garage area be kept clean for both vehicles to be stored in the garage.

Mr. Combs spoke of the encroachment side and rear properties and the fencing and landscaping. The applicant agrees that the driveway encroachment will stay intact.

Mr. Leckstein asked about the glare from the headlights; Mr. Combs felt that was addressed.

Mr. Leckstein asked if they would be willing to give an easement to neighbor. Mr. Mullan added that this would protect the adjoining property.

Motion to open to the public made by T. Musson, second by R. Burlew with ayes by all present.

Mr. Patalano asked if the fence could go to the corner.

Applicant is willing to grant easement but if the adjoining property is torn down and owner rebuilds the easement is no longer in effect.

Larry Stonerock, 325 First Street, asked about the grading. Also mentioned a pipe behind his property is concerned about getting more water on property.

Mr. Sappah replied that pipe doesn't actually do anything.

Motion to close at 9:42pm was moved by J. Kovacs-Olsen, second by R. Burlew.

Mr. Sessa asked for a motion to approve this application with all conditions. T. Musson made motion to approve, second by D. Fotopoulos

Ayes: R. Benedict, R. Burlew M. Sessa, G. Sappah, J. Kovacs, T. Musson, D. Fotopoulos

Absent: Mayor Aumack, Councilwoman Lamberson

Nays:

Abstain:

The meeting was adjourned 9:46pm motion made by J. Kovacs-Olsen, second by D. Fotopoulos with ayes by all present.

The next regularly scheduled Planning Board Meeting will be August 28, 2014.