

KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Regular Meeting on October 23, 2014 which was called to order at 7:02 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 Aumack, Councilwoman Lamberson, Mark Sessa, George Sappah, John Kovacs, Terry Musson, Dennis Fotopoulos, Jacqueline Kovacs-Olsen

Absent: Robert Burlew, Juan Carlos-Oviedo, Roger Benedict

PROFESIONALS SWORN IN: Francis Mullan, Engineer
Claire Odud, Planner

VOUCHERS for M. Leckstein:

October 23, 2014 meeting	\$300.00
Resolution for Community Church	\$300.00
Legal Service for Penny Bags	\$128.00

Motion to approve made by J. Kovacs, second by J. Kovacs-Olsen with ayes by all present.

Minutes: September 25, 2014 meeting

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

Ayes: Mayor Aumack, M. Sessa, R. Benedict, T. Musson, D. Fotopoulos, J. Kovacs, G. Sappah;
J. Kovacs-Olsen

Nays:

Abstain: S. Lamberson,

Absent: R. Burlew, J. Oviedo

Resolution for Community Church of Keyport

Motion to approve made by J. Kovacs-Olsen, second by D. Fotopoulos

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

Nays:

Abstain: Mayor Aumack, S. Lamberson,

Absent: R. Burlew, J. Oviedo

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

Mayor and Councilwoman Lamberson was asked to step down from the dais since this was a use variance application.

Stephen Durant licensed architect was sworn in.

Exhibit A-4 Architectural plans dated 10-10-2014

Exhibit A-5 Colored architectural plans in red

Exhibit A-6 Colored architectural plans in grey

Mr. Durant explained the renovation that the applicant is looking to do. 34-36 West Front Street has office space on the second floor the applicant is looking to put six (6) residential units. There are two different designs that are being considered. The first one is remove what is there now and keep the existing bricks. If that is too difficult and costly the applicant will place stucco over the existing exterior.

Mr. Fotopoulos confirmed that if there is brick behind what is there they are looking to keep that; yes. Mr. Fotopoulos asked if the historic society was contact; Mr. Durant stated that they reached out but haven't heard anything.

Mr. Musson asked for an explanation regarding the loft section. Second floor to current ceiling is ten (10) feet space. Mr. Durant described the way the loft would look; open space with skylights.

Ms. Kovacs-Olsen asked what the loft would be used as, possibly a bedroom; yes. Ms. Kovacs-Olsen stated that there was no windows. Mr. Durant stated that they would not need a window since all three (3) stories would have sprinklers. There was further discussion regarding this space being used as a bedroom.

Mr. Mullan asked for a brief description as to the exterior of the building and the roof. Mr. Durant explained that the condensing units would be housed on the flat roof. Mr. Mullan questioned whether the units would be seen from the street; no.

Mr. Mullan questioned that the parking has the same that was being showed; yes. There was questions regarding light fixtures being added; none being added. Mr. Mullan asked if there was lighting added it would be by ordinance; yes. Signage would also comply with ordinance; yes. There was discussion regarding the mural that is located on the sign of the building.

Mr. Leckstein asked if there were any photos of the current building. Mr. Mullan had photo's these were marked in as exhibit B2. Mr. Leckstein asked the architect if he felt that what was being submitted an improvement to the building; yes either exhibit 5 or 6 would improve what is currently there.

Mr. Musson question how the applicant would advertise these apartments; either studio with mezzanine or one bedroom with mezzanine. There was discussion as to whether a bedroom is required to have a closet or not. Mr. Leckstein explained that would be a building code issue.

Motion to open to the public at 7:35pm was made and carried.

Councilwoman Sophia Lamberson, 286 Van Dorn Street; asked who did they try to contact from historic society. Mr. Austin (designer of project) replied they used the email from the borough website. Councilwoman Lamberson stated that she would give them a number to call to reach the historic society.

Councilwoman asked what the amount would be before the applicant would switch to Exhibit A6. Mr. Moscato replied around \$35,000. Councilwoman Lamberson confirmed that if Exhibit A5 exceeds \$35,000 they applicant would then go to Exhibit A6; yes.

Bob Ludwig, 50 Beers Street, spoke about a previous application and the variances that they were required to go form. Mr. Leckstein explained that this is a new application and any application that has gone to Planning Board prior to this cannot be compared to this application.

There was discussion as to whether this application meets the Master Plan; Mr. Mullan stated it did.

Motion to close to the public was made by Mr. Musson, second by Mr. Kovacs with ayes by all present.

Mr. Patrick Ward, Planner was sworn in.

Mr. Ward described the six residential units. There would be no change to the footprint that is there now. Mr. Ward spoke about the GC zone for Front Street. The building has public water/sewer which will be upgraded for the sprinkler system. There is no off street parking now; that will not change. The units are geared toward single or couple residents. There was discussion of overnight parking. Mr. Ward stated that the applicant added an additional fire escape to the back of the building.

Mr. Ward explained the positive criteria of the application and feels there is no negative impact of the application.

Mr. Leckstein asked about the garbage pickup; Mr. Ward explained that it currently uses the Borough pick up. The trash is currently collected at the sight. There will be enough bins for the residents for trash/recycling.

There was discussion regarding the fire escape and the trash enclosure. Mr. Mullan asked that a detail of the enclosure be submitted to T&M. Mr. Leckstein asked if this could be a condition of approval.

Mr. Musson asked whose responsibility it would be to keep area clean; Mr. Moscato stated it would be the tenant's responsibility but ultimately it would be his responsibility to make sure that the area was clean.

Mr. Fotopoulos asked that the recycling committee be involved with the trash discussion.

Mr. Mullan expressed that he felt the 2 lots be merged to one; Mr. Leckstein explained the benefit to having this done.

Mr. Mullan pointed out that since there is no off street parking the applicant is required by ordinance to pay the Borough a onetime fee of \$22,000.00. There was discussion regarding parking deficiencies and how that triggers the contribution to the Borough. Mr. Moscato stated he would prefer to put that towards the property. Mr. Leckstein stated that the Board can consider a payment plan and would suggest that be resolved tonight.

There was further discussion as to the parking deficiency even if they kept the building as office space. Mr. Mullan explained that it safeguards the parking in the area. There was discussion as to permit parking.

Mr. Musson stated that if the application is not approved that it is a mute point.

Councilwoman Lamberson spoke about the parking limits and the new parking permits for the businesses on West Front Street. Councilwoman spoke about the wear and tear on the lots and also about how the parking limits are now being enforced.

There was discussion as to a payment plan. Mr. Mullan stated it would be part of the Developers agreement that when a certificate of occupancy is issued the applicant would pay towards the \$22,000 until that is paid; Mr. Moscato agreed and confirmed that this is a onetime fee.

Motion to open to the public at 8:44 pm was made by Ms. Kovacs-Olsen; second by Mr. Fotopoulos with ayes by all present.

Mayor Harry Aumack, 52 Kearney Street, stated he liked the project and feels it is an asset to the town. Inquired about the use of the commercial business and deliveries. Spoke about the fire escape and the 6" water main. Mayor stated that there was a parking lot one (1) block away that is 24 hour parking. The \$22,000.00 would help to fix up the lot.

Bob Ludwig, 50 Beers Street, stated is was confident in the Engineer.

Lorraine Lukowski, 36 West Front Street, asked if Mr. Moscato was sworn in. Mr. Leckstein replied he was sworn in at the last meeting. There was discussion as to whether Mr. Moscato would be taking over the commercial area. Mr. Moscato stated that possibly in the future he would move his shop there but not at this time.

Motion to close to the public at 8:54pm was made by Mr. Kovacs, second by Mr. Musson with ayes by all present.

Mr. Sessa felt that the applicant has met the positive and negative criteria and strongly believes that residential use be permitted in the downtown. Would like to conserve the building.

Mr. Musson stated he originally had mixed emotions about the amount of units but feels the six (6) units is a good fit.

Mr. Kovacs stated it would be good for the town.

Mr. Musson asked Mayor to pass hearing on mix use. Mayor explained what the hold up on this was and agreed to speed up the procedure.

Mr. Fotopoulos asked the applicant to please reach out to the historic society; and at this time there is no reason for the applicant to speak to the recycling committee.

Motion to approve application with conditions was made by Mr. Musson, second by Mr. Kovacs

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

Abstain: Mayor Aumack, S. Lamberson

Absent: R. Burlew, J. Oviedo

Motion to adjourn at 9:30pm was moved and carried.