

KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Regular Meeting on February 26, 2015 which was called to order at 7:09 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: Mayor Harry Aumack II, Councilman Cooper, Roger Benedict, Robert Burlew, Dennis Fotopoulos, John J. Kovacs, Terry Musson, George Sappah, Mark Sessa, Juan Carlos Oviedo, Jacqueline Kovacs-Olsen

Stan Slachetka, Planner, Marc Leckstein, Attorney, Jong Sook Nee, McManimon, Scotland and Bauman and Stephen Gallo, Borough Administrator

PRESENTATION:

Jong Sook Nee of McManimon, Scotland and Bauman provided the Board with an outline regarding the redevelopment and rehabilitation process and what the difference is between them. Mr. Fotopoulos asked would the redevelopment plan would be included in the master plan. There was discussion regarding the master plan.

There was discussion as to who would approve the study. Ms. Nee stated that every town was different legally it would be the governing body. There was further discussion regarding the study.

Mr. Benedict asked what the advantage is to the Borough. Ms. Nee explained that it allows the borough to target planning. Ms. Nee also explained the benefit to the Borough for giving these projects a tax exemption.

Mr. Gallo stated that Ms. Nee has been involved in several projects in Bayonne. Mr. Gallo discussed the project that is before the Board.

Mr. Burlew asked what can be done about the stalled projects and empty lots in the Borough. Mr. Leckstein stated the only thing that can be done is to clean it up. Mr. Gallo stated that there will be a Borough Ordinance regarding the vacant properties and how there will be fee charged to register these properties at the next Council meeting.

Ms. Kovacs asked when the public would get involved in the process; Ms. Nee explained the process. Mr. Slachetka stated that he is the Co-author of Redevelopment and would give a couple of copies to the Board so they can better understand the process.

Motion to open to the public at 7:55pm was made by T. Musson, second by J. Kovacs

Ayes: Mayor Harry Aumack II, Councilman Cooper, R. Benedict, R. Burlew, J. Kovacs, T. Musson, G. Sappah, M. Sessa

Nays: D. Fotopoulos

Bob Ludwig, 50 Beers Street, spoke about sites getting developed and about how the laws change.

Motion to close meeting at 7:58pm made by D. Fotopoulos, second by T. Musson with ayes by all present.

Mr. Kovacs asked who was responsible to pay for study. Mr. Gallo explained that the developer has money in an escrow account and will replenish it as needed.

Mr. Musson stated the proposal is for the study and plan. The resolution is giving T&M the authority to do the study who makes the decision to do the plan. Mr. Leckstein explains the resolution. There is further discussion on the resolution.

Mr. Gallo explains that timing is very important with this project that is why both the study and the plan are being approved at the same time.

PROPOSAL

Letter from T&M regarding proposal for the redevelopment study of Mariners Village.

Resolution appointing T&M to prepare a redevelopment study and plan for Mariners Village.

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

Ayes: Mayor Harry Aumack II, Councilman Cooper, R. Benedict, R. Burlew, J. Kovacs, D. Fotopoulos, G. Sappah, M. Sessa

Nays: T. Musson

VOUCHERS for M. Leckstein:

Resolution appointing T&M to prepare a redevelopment study	\$150.00
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February meeting attendance	\$300.00
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Motion made by J. Kovacs, Second by D. Fotopoulos with ayes by all present.

Minutes: January 22, 2015 meeting

Motion to approve with changes made by M. Sessa, second by I. Cooper with ayes by all present

COMMUNICATION

Multi-Permit application for JCP&L (this information was previously emailed to Boardmembers) –
Receive and file

PUBLIC SESSION

Motion to open to the public 8:11pm made by D. Fotopoulos and second by M. Sessa with ayes by all present.

Bob Ludwig, 50 Beers Street, spoke about the projects that are not completed. Mr. Ludwig expressed his feelings regarding the Borough.

Motion to close to the public at 8:11pm was moved by D. Fotopoulos, second by M. Sessa with ayes by all present.

The Mayor spoke to the Board regarding moving the May meeting because the residents have been asking about a meeting with the Freeholders. The Board agreed to move the meeting to Wednesday, May 20th at 7pm. Secretary will notice the papers regarding the change.

The next regularly scheduled Planning Board Meeting will be Thursday, March 26, 2015.

Motion to adjourn at 8:21pm moved and carried.