

The Keyport Unified Planning Board held a Regular Meeting on May 28, 2020 which was called to order at 7:00 PM via zoom conference call. The meeting was called to order by Mark Sessa, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL: Mayor Kennedy, M. Goode, M. Sessa, R. Benedict, L. Davidson, K. Howe,
D. Pacheco,
N. Vecchio, J. Oviedo, J. Royster

Absent: H. Aumack

PROFESSIONALS SWORN IN

MINUTES: April 23, 2020

Motion to approve minutes was made by L. Davidson, second by D. Pacheco

Ayes: M. Sessa, R. Benedict, L. Davidson, K. Howe, D. Pacheco N. Vecchio

Abstain: Mayor Kennedy, M. Goode

COMMUNICATION:

Letter from Mr. Kenneth Pape requesting an extension for Mariners Village, KUPB 17-07

Mr. Leckstein explained to the Board that the applicant is looking for two one year extensions. The Board requested that they wanted more information on where they resolution was memorialized back in December 2018. Mr. Leckstein explained that is why the Board has requested that Mr. Pape attend the meeting.

Mr. Sessa asked the Board if they had any questions or comments. He mentioned that Councilman Goode had some questions at the last meeting and asked if they were answered with the communication.

Councilman Goode stated that the letter is a time line, couple of issues. The third review letter from T&M was done in March 2019, the response took ten months. The county planning board fourth review letter was received in July 2019 and then the response filed in March 2020. The last water test was June of 2019, sewer May of 2019. Councilman Goode feels that is a substantial amount of time in between. He understands that other things were probably going on with the project. The one thing that he was sure that other members will bring up was the fact that pulling permits for this application cannot be done until the application for the Marina is heard.

Mr. Leckstein explained that application is pending and the only thing holding up the application was the extension for this application. There was further discussion regarding the Marina application.

Councilman Goode asked Mr. Pape to address the issues that he mentioned. Mr. Pape spoke about the letter he submitted in reference to what activities that have been happening and why there were delays with the application since the Board approved the application.

Mayor Kennedy asked about the delays because of the pressure of the fire hydrant flow, it reports back from last June that you found a stronger line and will have to do something on West Front which is a County road. Mayor asked if that request is in with the County. Mr. Pape responded that

it was his understanding that the water supply was discussed between our engineer and their engineer. Mr. Taylor spoke about the flow tests and have done flow tests in three different areas. Mr. Taylor stated that they would have to go to the Beers Street main for adequate flow supply. There was further discussion regarding the connection and water flow supply. Mr. Taylor stated that since West Front Street is a county road it should be included in the county site plan application the other permit that they will need is from DEP water main extension permit which is a 90-day permit. So that would have to be submitted in the next couple of months to make the December date. Mayor Kennedy asked if they will have to dig up West Front Street, she asked what type of work should the Borough expect. Mr. Taylor stated it would be a four-foot-wide trench for the water main up West Front street, and it would be as part of the ordinance to pave half the road.

Mayor Kennedy asked Mr. Pape if his client is aware of the extra work for the water main; Mr. Pape replied that yes they are aware and that is one of many issues that have come up.

Mr. Howe asked Mr. Pape about the five properties that have been acquired for this project. He wanted to know what is the applicants plan or proposal in keeping those properties clean and kept until the project begins. Mr. Pape stated that they are being maintained from any nuisances or litter, the buildings are going to be demolished. The structures were purchased for the land not the buildings. Mr. Howe stated his concern is that they approve the extension and the vacant properties remain standing for another year or two and they start deteriorating. Is there any plan for demolition permits; Mr. Pape stated they can do demolition if that is the pleasure of the Board. The applicant felt leaving the structures in place. Mr. Howe asked if there are any current violations on the property; Mr. Pape stated none that they are aware of. There was further discussion regarding the maintaining of the vacant property.

Mayor Kennedy asked for clarification that the extension would be for one year of the original approval date December 12, 2019; Mr. Leckstein explained that was correct if you granted a one-year extension it would expire December 12, 2020.

Motion for communication:

Motion for a one year expiring December 12, 2020 was made by Councilman Goode, second by R. Benedict

Ayes: Mayor Kennedy, M. Goode, M. Sessa, R. Benedict, L. Davidson, K. Howe, D. Pacheco

Abstain: N. Vecchio

Mr. Vecchio abstained from the vote since he is within the 200 feet of the project and could not vote on the application that went before the Board.

Flood Control Ordinance from the Borough Council referred to Planning Board for Master Plan Compliance

Motion for communication:

Mr. Van de Kooy spoke about the Ordinance and explained the updates that are in compliance with the FEMA standards for compliance of the Master Plan.

Mr. Sessa asked if the flood ordinance would have to be updated regularly to keep up with the standards; Mr. Van de Kooy stated they would have to monitor the state and FEMA regulations like they have been.

Mr. Howe clarified that they are moving from the standard FEMA BFE+1 and now looking to go with the Master Plan to 36inches, but proposing in the Ordinance 30 inches so that we don't make the huge jump all at once; yes, that is correct. Mr. Howe asked if he eventually sees that extra six-inch jump at some point or is 30 inches sufficient in your research. Mr. Van de Kooy spoke about the sea levels in the future. Feels that they will definitely track the data going forward and feels we are in line on what other towns are doing.

Motion to send back to the Mayor and Council stating the Ordinance is in compliance with the Master Plan was made by Councilman Goode, Second by R. Benedict

Board Secretary will send letter to Mayor Kennedy for the Council meeting on June 16th.

Ayes: Mayor Kennedy, M. Goode, M. Sessa, R. Benedict, L. Davidson, K. Howe, D. Pacheco
N. Vecchio

Motion to Adjourn at 7:42pm was made by Mayor Kennedy, second by L. Davidson with ayes by all present.

The next regularly scheduled Planning Board Meeting will be Thursday, June 25, 2020