The Keyport Unified Planning Board held a Regular Meeting on August 22, 2019 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. Chairman Sessa asked the Board to please remain standing for a moment of silence for Bonnie Heard who was one of our Engineers from T&M Associates.

ROLL CALL:

Present: Mayor Kennedy, Councilman Goode, M. Sessa, R. Benedict, D. Pacheco, J. Oviedo, J. Royster

Absent: H. Aumack, L. Davidson, K. Howe, N. Vecchio

PROFESSIONALS SWORN IN

Mr. Steven Gottlieb, from CME Associates, filled in for Peter Van Den Kooy
Ben Matlack, from CME Associates, filled in for Trevor Taylor

MINUTES: July 25, 2019

Motion to approve was made by M. Goode, second by Mayor Kennedy with ayes by all present.

NEW BUSINESS:

APPLICATION: KUPB 19-04
Key144 Property LLC
Bulk Variance/Minor Site Plan
Block 124 lot 19

Exhibit A1 – Application
A2 – Plans package consisting of eight pages
A3 – Survey dated 9/7/2018
A4 – Same Plans but enlarge version with photo included

Exhibit B1 – Letter from CME dated 8/1/2019

Jeffrey Gale, Attorney for applicant introduced Al Shissias, Architect for application. Mr. Gale asked Mr. Shissias to describe the house and the property that was previously at the site. The house consisted of a two bedroom one bath house. Mr. Gale asked if the previous house was salvageable; Mr. Shissias stated that it would have cost more to do the repairs.

Mr. Shissias explained that they had demo the house down to the foundation. They are planning to build a three bedroom, two bath house. Mr. Shissias spoke about the different variances the applicant was seeking.

There was discussion regarding the stairs that were in the old structure leading up to the bedroom being up to code, Mr. Shissias stated that the stairs in the house they are proposing will meet all safety issues. The second floor will have three bedrooms, the master which will 13 x 11, the second bedroom would be 14 x 10.7 and the third would be 11.4 x 9. The master would have a master closet and a there would be a door that would lead into the second floor bathroom.

There was discussion regarding if they were raising the house, Mr. Shissias stated that it would be a foot and a half higher.

Mr. Gale asked besides the front variance what other variance would the applicant be seeking; they would be seeking a parking variance. Mr. Leckstein asked how many cars would fit in the driveway; two.

Mr. Matlack asked if the basement was going to be livable space; it would be like a recreation room. Mr. Oviedo asked if there were going to be windows in the basement; they weren't sure. If there was it would not be egress windows. There was further discussion regarding the space in the basement. Mr. Matlack stated that with the basement it would be three stories. After discussion Mr. Gale stated that they will seek the variance for three stories as well.

Mr. Leckstein asked as a condition of approval would they agree to the resolution stating that there will be no bedroom in the basement and that it would only be used as a recreation room; yes. There was further discussion regarding the use of the basement.

Mr. Gale asked Mr. Shissias if he felt any of the variances were unreasonable; no.

Mr. Leckstein asked Mr. Gale to address comments 22 and 23 in the CME letter.

Mr. Gale stated that they will pave the space; the left side trees will have to be removed, the shed will be removed. They will revise the plans and send them to the engineer.

Councilman Goode asked if the fence was going to stay; yes. Councilman Goode asked would it still be chain link. There was a discussion regarding the type of fence. It was decided that they would replace fence with a vinyl fence.

Mr. Oviedo asked that when the applicant resubmits the plans to the professionals to please note the ground level and includes that the basement will not be habitable space that it will be just used for recreation purposes.

There was discussion regarding the size of the driveway as well as if it will be asphalt. Mr. Leckstein confirms that the ordinance require 10 x20; yes. There was discussion regarding cutting through the curb cut that was painted yellow to make driveway larger. Mayor Kennedy asked if the larger driveway would interfere with the fire house requirements since they are around the corner from this property. Mr. Gale stated that the other side of Third Street has no parking signs. There was further discussion regarding the parking and driveway.

There was discussion regarding the adjacent lot and if it would possibly be available to purchase.

Motion to open to the public at 7:35pm was made by R. Benedict, second by Mayor Kennedy with ayes by all present.

Michael Lane, 51 First Street, stated that he likes the application just wants to make sure they don't need a variance for the steps.

After discussion Mr. Leckstein stated that in the resolution it will read that any variances needed for the front steps to exist will be granted approval by the Board.

Elmer J. Graham, 22 St. Peters Place, stated he like the project and would like to see the Board approve it.

Motion to close to the public at 7:40pm was made by Councilman Goode, second by D. Pacheco with ayes by all present.

Motion to approve application was made by Councilman Goode, second D. Pacheco

Ayes: Mayor Kennedy, Councilman Goode, M. Sessa, R. Benedict, D. Pacheco, J. Oviedo, J. Royster

Absent: H. Aumack, L. Davidson, N. Vecchio

PLANNING BOARD PROFESSIONALS: no updates from Professionals

Motion to open to the public at 7:42pm was made by Mayor Kennedy, second by Councilman Goode

Michael Lane, asked about the progress on Mystic at Keyport, Mr. Leckstein explained that they have been going back and forth.

Mr. Lane asked if there was any update on 25 East Front Street regarding the pump station. Mr. Leckstein stated that it was the applicant is responsible and they will take care of it. Mr. Lane stated that they will have to make it operational. Mr. Leckstein replied that they would have to comply with the resolution.

Motion to close to the public at 7:46pm was made by Councilman Goode, second by R. Benedict with ayes by all present.

Motion to adjourn meeting at 7:45pm was made and carried.

The next regularly scheduled Planning Board Meeting will be Thursday, September 26, 2019