

KEYPORT UNIFIED PLANNING BOARD

The Keyport Unified Planning Board held a Regular Meeting on March 24, 2016 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: Councilman Goode, R. Benedict, R. Burlew, D. Fotopoulos, J. Kovacs, T. Musson, M. Sessa, J. Carlos Oviedo, J. Kovacs-Olsen

Donna Miller, Planner, Marc Leckstein

ABSENT: Mayor Harry Aumack II, G. Sappah

Minutes: February 25, 2016 meeting

Motion to approve made by M. Sessa, second by T. Musson

Ayes: M. Sessa, T. Musson, D. Fotopoulos, J. Kovacs, J. Kovacs-Olsen

Abstain: Councilman Goode, R. Benedict, R. Burlew, J. Oviedo

Absent: Mayor Harry Aumack II, G. Sappah

OLD BUSINESS

APPLICATION: 15-02 NY SMSA Limited Partnership d/b/a Verizon
Blk 21.01, Lot 38, 39
35 West Front Street
Use and Height Variance, Site Plan

Mr. Leckstein explained that the application is only before the Board to vote on.

Mr. Benedict and J. Oviedo stated that they listened to the recording for this application.

Mr. Fotopoulos asked that he be able read into record a statement regarding comments that were made at the last meeting regarding this application. (A copy of this is on file with the Planning Board Secretary)

Motion made by J. Kovacs and second by T. Musson to approve application.

Ayes: R. Benedict, M. Sessa, T. Musson, J. Kovacs, J. Kovacs-Olsen

Nays: D. Fotopoulos, J. Oviedo

Abstain: Councilman Goode, R. Burlew

Absent: Mayor Aumack, G. Sappah

COMMUNICATION

The Board was informed that there was information from M. Lane regarding Grants applied for by the Borough that was filed with the recording secretary.

Mr. Burlew stated that the Borough spoke about the grants two month ago. States it is great to see money coming into the Borough.

Mr. Fotopoulos explained at a Green Team meeting he saw a few lines to the letter and just wanted it on record in case something came up.

COMMUNICATION CARRIED OVER FROM FEBRUARY

Communication that was referred to Planning Board by Mayor and Council as to dock permitting process was asked to be carried over to the April meeting.

Motion to carry over to the April meeting was moved and carried.

PUBLIC HEARING: Block 20, Lots 1, 2, 3 for a preliminary re-investigation for an area in need of redevelopment

Professionals were sworn in: Ms. Donna Miller from T&M, and Mr. James Larkin from CME
Resolution from Mayor and Council regarding the above hearing.

Mr. Leckstein explain what that the three additional lots are being asked to be included in the redevelopment plan. Mr. Leckstein explained the process.

Mr. Clarkin, CME Associates, explained that he prepared the supplemental redevelopment study. He gave background on the previous study and how CME was asked by Mayor and Council to look at these additional lots to see if they should be included in the study.

Mr. Clarkin went through the presentation and explained to the Board what the benefit would be to add these three additional lots.

Mr. Leckstein explained that going through drafts of different plans without the extra lots they realized they needed to add lots 1, 2 and 3.

Mr. Fotopoulos asked if the owner owns the lots that are looking to be added; Councilman Goode replied that one is under contract and the other two are under negotiations. There was further discussion regarding the three lots being added to the redevelopment project.

Jong Sook Nee, Redevelopment Counsel for Keyport confirmed that there is a contract on all three properties.

In response to concerns about adding lots to the redevelopment area now, Ms. Miller explained that T&M's original redevelopment study did not find these lots fit the criteria for being in need of redevelopment but they could be necessary to make the Redevelopment Plan more functional. As the Borough prepares the Redevelopment Plan it finds those lots are needed so it is appropriate for the Board to amend the redevelopment area to include them.

There was discussion as to what the Board needs to consider for these lots to be added into the redevelopment study and how the Mayor and Council asked CME to look at these lots to be added to the study.

Ms. Kovacs-Olsen asked Councilman Goode if he read the previous study; Councilman Goode replied yes.

Motion to open to the public at 7:41pm moved by R. Burlew, second by J. Kovacs-Olsen with ayes by all present.

Bob Ludwig, 50 Beers Street, would like to confirm that no minutes were taken at the Public Hearing.

The process was if you had any issues you were supposed to send correspondence or record the

meeting yourself.

March 26, 2016
Page 3 of 3

Michael Lane, 51 First Street, handed in Exhibits:

L1 – RA district single family lots (from Monmouth County Database)

L2 – Flood Hazard Areas from T&M Redevelopment study (page 11)

L3 - Region II Coast Flood Maps

L4 – State Planning Area from T&M Redevelopment study (page 23)

L5 – Tax Map from T&M Redevelopment Study (page 4)

There was discussion as to if these lots were better as single family residence or to be part of the redevelopment study.

Motion to close to the public was made and carried.

Mr. Benedict stated that he would like in the record that he agrees with Mr. Lane regarding the single family homes and states that he will scrutinize the plans for the project when it goes before the Board.

Mr. Burlew asked for confirmation as to what lots we were adding.

Motion to add Block 20, lots 1, 2 and 3 to the redevelopment study moved by M. Sessa, second by J. Kovacs

Ayes: Councilman Goode, R. Burlew, R. Benedict, M. Sessa, J. Kovacs, J. Oviedo, J. Kovacs-Olsen

Nays: T. Musson

Motion to open to the public was made and carried.

Mr. Ludwig spoke about the docks stated there was discussion on having a joint committee with the Board and Mayor and Council.

The second topic Mr. Ludwig had was 45 Beers Street. There was a discussion regarding the status of 45 Beers Street.

There was discussion regarding the grants received by the Borough for the Master plan and requesting a committee being involved in the Plan.

Nicole Lessing, 16 Broadway, stated she was still getting calls regarding selling her property.

Mr. Fotopoulos asked that the Board send the Environmental Chair any applications that come to the planning board the same time as when the professionals receive the documentation.

Kenneth DeGroat, 333 Main Street, introduced himself as the Chairman of the Environmental Commission. There was discussion as to what authorization the commission has with the Planning Board. The Board agreed to give the applications to the Environmental commission with the understanding that the application will not be discussed outside their meeting.

Motion to adjourn the meeting at 8:59pm was moved by R. Burlew, second by J. Kovacs-Olsen with ayes by all present