

## **KEYPORT UNIFIED PLANNING BOARD**

The Keyport Unified Planning Board held a Re-organization Meeting on January 22, 2015 which was called to order at 7:03 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, Councilman Cooper, Mark Sessa, Roger Benedict, Robert Burlew, George Sappah (arrived 7:06pm), John Kovacs (arrived 7:05pm) Terry Musson, Dennis Fotopoulos, Juan Carlos-Oviedo, Jacqueline Kovacs-Olsen

**Absent:**

Attorney Marc Leckstein, and Planner Stan Slachetka was also present at the meeting.

### **REORGANIZATION FOR 2015:**

#### **Election of Officers:**

**Chairman:** Roger Benedict

Motion made by M. Sessa, second by R. Burlew

Ayes: Mayor Aumack, Councilman Cooper, R. Burlew, T. Musson, D. Fotopoulos, J. Oviedo, J. Kovacs-Olsen

Abstain: R. Benedict

Absent: J. Kovacs, G. Sappah

**Vice Chairman:** Mark Sessa

Motion made by R. Benedict, second by R. Burlew

Ayes: Mayor Aumack, Councilman Cooper, M. Sessa, T. Musson, R. Burlew, J. Kovacs, D. Fotopoulos, J. Kovacs-Olsen, J. Oviedo,

Abstain: M. Sessa

Absent: G. Sappah

**Board Secretary:** John Kovacs

Motion made by R. Burlew, second by G. Sappah (arrived 7:06 pm)

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

Abstain: J. Kovacs

Absent:

**Appointment of Recording Secretary:** Denise Nellis

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

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

**Appointment of Attorney:** Marc Leckstein, Leckstein & Leckstein

Motion made by J. Kovacs, second by R. Burlew

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

**Appointment of Engineer:** Francis Mullan and Dennis Dayback, T&M Associates

Motion made by M. Sessa, second by Mayor Aumack

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

**Appointment of Planner:** Stanley Slachetka, T&M Associates

Motion made by J. Kovacs, second by M. Sessa

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

**MINUTES:** November 20, 2014 Minutes

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

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

Abstain: Mayor Aumack, Councilman Cooper, R. Benedict, R. Burlew

**Meeting Dates for 2015:**

February 26, 2015  
March 26, 2015  
April 23, 2015  
May 28, 2015  
June 25, 2015  
July 23, 2015  
August 27, 2015  
September 24, 2015  
October 22, 2015  
November 12, 2015  
December 10, 2015  
January 28, 2016

\*\*\*All meetings are held on the 4<sup>th</sup> Thursday of the month at 7:00 PM

**Exceptions:**

The November and December meeting will be held the Second Thursday of the month because of the holiday.

Motion was made and carried with ayes by all present.

## **OLD BUSINESS**

### **ANY OTHER BUSINESS OR DISCUSSIONS:**

Letter from Mr. Irene asking for extension for Longview Ventures LLC, Block 22, Lots 12.01, 19 & 20, West Front Street, Keyport.

There was discussion as to amend resolution stating that the Board would like have the applicant to commence work on its application no later than June of 2015.

Motion to approve with amendment made by J. Kovacs, T. Musson

Ayes: Mayor Aumack, Councilman Cooper, M. Sessa, R. Benedict, R. Burlew , D. Fotopoulos, J. Kovacs, T. Musson, G. Sappah, J. Oviedo, Ms. Kovacs

Absent: R. Burlew (left at 7:20pm)

Letter from Mid Atlantic Engineering Partners regarding Waterfront Development Individual Permit, Brown's Point Marina Block 20, Lots 5, 6, 6.01, 9, 11.01, 13, 14 &14.01

Receive and file and send a copy of the letter to the Chairman of the environmental commission.

Email and resolution from Borough Clerk regarding the redevelopment study for Block 20, lot 1, 2, 3,5,6, 6.01, 7 and 9.

Mr. Leckstein explained to the Board what needs to be done regarding the email and resolution from the Borough Clerk.

Mr. Fotopoulos asked about the fees for the proposal. The Mayor stated that there would be an escrow set up by the applicant.

The Board asked Mr. Slachetka, for a quote for the proposal.

There was further discussion of the redevelopment project and Mr. Leckstein suggested that the Board may like to appoint a subcommittee to work with the planner regarding this project. Mr. Musson stated that he thought all of Keyport is considered an area of rehabilitation.

Mayor stated that the site plan would still have to come before the Board for their approval.

There was discussion regarding the Master Plan and the grants that are available for this.

## **PUBLIC SESSION**

Motion to open to the public at 7:40 made by T. Musson, second by J. Kovacs-Olsen.

Mike Lane, 51 First Street, spoke about the letter from Longview Venture feels that the planning board should look at the application again because of the change in flood zones. Mr. Leckstein explained that the applicant has already received approval and it is just out of courtesy that they are asking for the extension. Under the state extension law they already have the extension approved.

Mayor Aumack stated that the Longview Developer is aware of the change in the zone and is will comply with the building codes.

There was discussion as to whether the Planning Board planner would have a conflict if he was looking at the proposal for the redevelopment project. Mr. Leckstein stated that it is not an issue.

Mr. Lane spoke of the Master plan Reexamination schedule B. Mr. Benedict stated that we are looking to redo the Master Plan.

Mr. Lane praised Mr. Burlew for his knowledge regarding the flood zones.

Motion to close to the public at 8:00pm was made and carried.

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

Motion made and carried to adjourn meeting at 8:00p.m.