

Planning/Zoning Board of Adjustments Meeting  
November 1, 2010

The meeting was called to order by chairman, Ken Cassidy, and the pledge of allegiance was recited.

Roll call was taken with the following members present: Mr. Cassidy, Mr. Gallego, Mr. McKenna, Mr. Montfort, Mr. Saporito and Ms. Malanga. Absent were: Mr. Buccellato, Mr. Dolan, Mr. Mendes, and Mr. Shea.

The first application was Parkside Manor 9 Spring St Block 29 Lots 5.01, 11 & 12.01

Mr. Alfieri, the applicant's attorney, asked if the application could be carried over due to the fact that the neighbor may be selling them some property and then they would be conforming. They need to take care of some deed issues and they would grant the extension of time. Mr. McKenna made a motion to carry it to the Jan 5, 2011 meeting without re-notice and Mr. Gallego second. The board voted with all members in favor.

The second application was Western Monmouth Habitat for Humanity 281-283 Broad St Block 50, Lots 5.01 & 5.02

The notices were approved. Mr. Sokol is the applicant's attorney. They need to amend a minor sub-division from March 2005 given to Crystal Homes Inc who was then the owner but was since foreclosed on by Amboy Bank. The sub-division was granted with one stipulation for the one curb cut and driveway easement. The new next door neighbors did not know of the stipulation but they have received a letter from the county saying they would drop that stipulation even though the county originally requested it. The application has now been adjusted.

Mr. Yaecker of Freehold NJ was sworn in. He is the executive director of Habitat for Humanity. He explained that the organization builds homes in western Monmouth County and this is their 26<sup>th</sup> project. The owners have a 0% interest loan but put their labor into building the home. They have seen all their projects not only reap people becoming homeowners but see them also become valued members of the community. He reviewed a sketch of the previous and then the proposed driveway. They were both marked for exhibit.

Board Questions:

Mr. Montfort asked if there was ever an easement agreement and the attorney said no it was just on the title search but they would release that and clean up the paperwork.

Mrs. Simmons of 281 Broad St was sworn in. She is the next door neighbor to the Habitat for Humanity house and was not aware of the stipulation until she saw the digging start. She wanted to let the board know that she wants 2 separate driveways and is in agreement with this application.

Mr. Montfort made a motion to approve the revised site plan and Mr. Saporito second it. The board voted with all members in favor.

The third application was Farro Mgt Pine Crest/Pine Valley Plaza 1008-1016 Hwy 34 Block 120.01 Lots 6 & 10

Mr. Cambria is the applicant's attorney and Mr. Hopkin is the applicant's engineer. They referred to the board engineer's letter and Mr. Hadderer, the board engineer, stated he needed to know what was approved previously and what was not. He was given a survey from the applicant from September 2001 and he agreed that by best guess it must have been approved at some point but he would still need to see a plan now.

Mr. Hopkin said the site exists and all they did were maintenance issues at the site and that's all.

Mr. Irene asked if the board then would see the same things on one plan versus the other and Mr. Hopkin said no because there were improvements made but they were just maintenance.

Mr. Hadderer said there were issues with the drainage which should have been done with the proper approvals and permits and that is just one example of missing information.

Mr. Hopkin disagreed and said they were just improvements.

Mr. Irene stated that even so, no one approved the improvements. Mr. Hopkin said they would like to go through the engineer's letter as it was quite extensive.

Mr. Irene said they need to see the items addressed on a plan, not just by testimony.

Mr. Hadderer said he did not feel all the items in the letter have been addressed.

Mr. Hopkin said they met twice with the board engineer's office.

Mr. Cassidy suggested the board and applicant go through the letter.

Mr. Hadderer then reviewed the letter by item. The outstanding items are: 1-tax map shows 6 different lots, 2-there are no buffers, 3-they need the gross square footage and striping of parking lot because they are short 48 spaces, 4-they exceed the maximum height for the sign and the numbers of signs, 5-they need a letter from DOT, 6-they need doors, access aisles, ramps and curbs to be ADA compliant, 7-the driveway is encroaching on neighbor, 8-they need site triangle easement, 9-need to address the sheds and loading spaces in back, 10-they need directional arrows and stop signs, 11-they need dumpsters, enclosures and pickup times, 12-they need to show pre and post drainage, 13-they need to show runoff and grading, 14-they need to show the landscaping.

Board Questions:

Mr. Montfort asked what the area behind the building where the light post is located was and Mr. Hopkin said it is an old area made of concrete but perhaps they could make more spaces back there and he would look into that.

Mr. McKenna made a motion to carry the application to the January 5, 2011 meeting without re-notice and with extension of time granted so the applicant can address these items and Mr. Montfort second. The board voted with all members in favor.

The fourth application was Mr. Rahman 131 Main St Block 9 Lot 27

There was a note on the application and the applicant verified that only half his taxes are paid. The board told him they would have to be current before they could hear the application. Also, the new plans were given to the Borough clerk late so therefore the board did not have time to review them. Mr. McKenna made a motion to carry it to the

January 5, 2011 meeting without re-notice and with time extension granted and Mr. Montfort second. The board voted with all members in favor.

Mr. Montfort made a motion to approve the October 4, 2010 meeting minutes with one revision and Mr. McKenna second. The board voted with all eligible members in favor.

Resolutions:

Shah Resolution: Mr. Montfort made a motion to approve and Mr. McKenna second. The following roll call vote of the eligible members was taken: Mr. Cassidy-yes, Mr. Montfort-yes, Mr. McKenna-yes and Mr. Gallego-yes.

Mr. Montfort made a motion to adjourn and Mr. Saporito second. The board voted with all members in favor. The meeting was adjourned at 8:50 pm.

Respectfully submitted,

Diane Cannon  
Board Recording Secretary