

January 10, 2023

This meeting of the Neptune City Land Use Board was called to order by Chairperson Gerand.

ROLL CALL: Present: P. Gerand, Robert Reynolds, Jr., Randy Reynolds, Andrew Wardell, Danielle Pappas, Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, E. Maciorowski, Sharon Williams and G. Vella, Esq.
Absent: John Amoscato

This meeting was held pursuant to the Sunshine Law as published in the Asbury Park Press and Ocean Grove/Neptune Times and posted in the vestibule of Borough Hall. Notice of this meeting has been forwarded to the Asbury Press and the Ocean Grove Times at least 48 hours prior to the date of the meeting.

Members were sworn: Mayor A. Wardell, Councilwoman Danielle Pappas, Robert Reynolds, Jr., Patricia Gerand, Larry Cross, Craig Morcom and Sharon Williams

Re-Organization

A nomination for **Chairperson** was made by Larry Cross and seconded by Andrew Wardell for **Patricia Gerand**.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None
Abstain: Patricia Gerand

A nomination for **Vice-Chairperson** was made by Larry Cross and seconded by Robert Reynolds, Jr. for **Randy Reynolds**.
All in favor

Resolution:

A motion for **Secretary** for **Susan Hewitson** was made. Resolution was read and a motion to accept as read was made by Randy Reynolds and seconded by Michelle McGuigan
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A motion for **Board Attorney** for **Gregory W. Villa, Esq.** was made. Resolution was read and a motion to accept as read was made by Andrew Wardell and seconded by Larry Cross.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A motion for **Jennifer Beahm for Planner** was made. Resolution was read and a motion to accept as read was made by Andrew Wardell and seconded by Danielle Pappas.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A motion for **Matt Shafai for Engineer** was made. Resolution was read and a motion to accept as read was made by Robert Reynolds, Jr. and seconded by Andrew Wardell.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A resolution for **2022-2023 meeting dates** was read and a motion to accept as read was made by Randy Reynolds and seconded by Larry Cross.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

A resolution for **2022-2023 Publication** was read and a motion to accept as read was made by Andrew Wardell and seconded by Larry Cross.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

Regular Meeting January 10, 2023

Minutes: A motion to dispense with the reading of the minutes of the October 11, 2022 meeting and accept as received was made by Randy Reynolds and seconded by Andrew Wardell
All in favor

APPLICATIONS:

**22-06 3rd Garden Park – Lot 80
220 W Sylvania Avenue Block 106, Lot 11**

A-1 Plot Plan and Application
LUB 1- Matt Shafai, Engr. Letter
A-2 Zoning Determination

Attorney Christopher Hanlon on behalf of the Applicant addressed the variances required for the new proposed mobile home which will increase the front set back to a non-conformity from existing set back to the proposed set back: 36.3 to 19.5 and from 28.1 to 12.3. The minimum required set back is 40'.

Sworn: Dale Mull-regional, manager for Garden Homes gave a description of non-conforming on the site. There is a twenty-one' front yard setback from W. Sylvania Avenue and 10 ft side yard setback. The current home front set back is 19 feet and side yard setback is 8 ft.
Current size is 12x57. There was a question on parking and there will be a driveway 10x40 adjacent to the left side. The shed will be removed from the front of the building. There is a current resolution setting the requirements.
A new survey and plot plan are required.

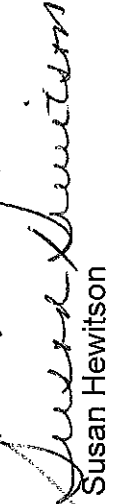
Open to the Public: Closed:

A motion to draw up a resolution to approve this application was made by Randy Reynolds and seconded by Larry Cross.
Aye: Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., Randy Reynolds, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams
Ney: None

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Andrew Wardell

All in favor. The meeting was adjourned at 8:05 PM.

Respectfully submitted,


Susan Hewitson
Board Secretary

February 14, 2023

This meeting of the Neptune City Land Use Board was called to order by Vice-Chairman Randy Reynolds.

Flag Salute

ROLL CALL:

Present: Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski, Sharon Williams and G. Vella, Esq.

Absent: Patricia Gerand, Robert Reynolds, Jr., Andrew Wardell, Danielle Pappas

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

MINUTES: A motion to dispense with the reading of the minutes of the January 10, 2023 meeting and accept as received was made by Larry Cross and seconded by Craig Morcom. All in favor

Review and recommendations of Borough Ordinance 2023-01 Class 5 Cannabis Retailer.

Greg Vella, Esq for the Board explained the process of the meeting. There is a modification to Section1 and Sub paragraph 5.

Sworn: Christine Bell, Planner with Leon S. Avakian for the Board who testified that she reviewed the ordinance and the Master Plan. This cannabis is kin to retail use, similar to liquor store and patrons can't consume on site or in public. The zone already permits retail for sale.

There was discussion on permitted use or conditional use. Any bulk requirements would have to come before the Board for a C variance.

Conditional Use would need conditions and would need a use variance.

Christin Bell had a discussion on conditional use and feels it's a good idea for this ordinance.

Board discussion was property line located a minimum of 350 feet from residence, parking should be more from 100 to 250. There was discussion on measurements and what method to use: retail to retail; retail to residence; retail to school.

The board discussed a buffer and conditional uses.

Sworn: Gene O'Connell Esq 6 Steiner Avenue who called on Samuel Bellamy, Planner and he reviewed the ordinance and Master Plan.

Discussion on Master Plan and pattern of buffers to residential and non-residential.

There was discussion on limitations and measurements. He recommends making it a conditional use and measure property line to property line. No egress on residential streets.

Sworn: Kenneth Zielinski 12 Belle Place who is a resident and professional engineer who discussed conditional use to permitted use. He has disagreement with Land Use Board Planner on retail stores. He agrees with straight line property measurements. He did a study at Zen Leaf in Neptune on 2/11/2023 and 55 customers came within ½ hour and 20 employees on peak hours. He feels we need more parking.

Sworn: Robert Goselin 49 S. Wall Street stated that he likes the recommendations and parking is an issue.

Sworn: Stacy Higgins 29 Coastal Drive questioned parking and a and offsite parking and if there was a traffic study

Sworn; William Shirappa 14 Tucker Drive who had concern with traffic and would like the Board to take serious consideration on that issue and feels there will be many motor

vehicle accidents. He suggested that there be a traffic control study as well as distances from the residents and this retail.

Sworn: Louise Gager 13 Smock Street who questioned the process and Greg Vella, Esq explained that this Board is only making recommendations.

Sworn: Arlene Sciarappa 14 Tucker Drive who has concerns that 250 ft is not enough distance. She also has concern with the traffic turning onto residential streets.

Sworn Patrick McMillian 21 Oak Terrace main concerns were parking, traffic and loitering. He requested consideration and change of measurements to adjoining properties.

Mr. Sciarappa thanked the Board for a healthy discussion and feels this Board gave a fair discussion. He questioned property line measurements again.

Arlene Sciarappa stated that there is a lot of speculation on the number of establishments.

Mr. Zelinski feels we need protection to make a street business.

Sworn: Kelly Strassus 3 Overbrook Place thanked the board for their discussion and requested measurements be taken into consideration and parking.

Closed Public Portion

Board Discussion:

There was discussion on conditional use with conditions to a 350 ft distance to residence.

There was a motion to amend the ordinance 2023-01 consistent with the Master Plan by Larry Cross and seconded by John Amoscato
Aye: Randy Reynolds, John Amoscato, Michelle McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams.

The following are the recommendations from the Land Use Board to the Borough Council

1. Pursuant to N.J.S.A. 40:55D-26, the Land Use Board also has the opportunity to provide recommendations to the Borough Council regarding the Land Use related Amendments to the Ordinance. The Land Use Board discussed this matter with its professionals and heard comments from the public and make the following recommendations to the Mayor and Borough Council.
 - a. The Ordinance should be modified to make licensed cannabis retailers without a cannabis consumption area a Conditional Use in the C Commercial Zone and the HC Commercial Zone. The existing Ordinance provides that the use is a permitted use in the C-Commercial Zone and this Amendment adds the HC Commercial Zone as a permitted use in this Zone. The Board recommends it would be appropriate to make the uses a Conditional Use in the Zones, rather than a permitted use.
 - b. Paragraph G of the Amended Ordinance provides certain conditions relating to the cannabis retailers. The Land Use Board recommends that these limitations be modified and be identified as Conditions on Conditional Use.
 - c. With respect to these limitations/conditions, the Land Use Board makes the following recommendations regarding these conditions:
 1. The limitations contain separation requirements between the cannabis retail use and other uses. Specifically, Subparagraph 2 provides a separation between cannabis license retailers, Subparagraph 3 provides separation between cannabis retailer and Districts zoned for residential uses and Subparagraph 4 provides a separation between cannabis retailers and schools. Paragraph 6 provides that the distances related to the separation shall be measured in the same manner as distances between retail licensed alcohol premises and school and churches. N.J.S.A. 33:1-76

provides that the method to measure distances between retail alcohol license schools and churches. N.J.S.A. 33:1-76 states "Said 200 feet shall be measured in the normal way that the pedestrian would properly walk from the nearest entrance of said church or school to the nearest entrance of the premises sought to be licensed." The Land Use Board recommends paragraph 6 to be modified to provide measuring the separation from all directions of the property line, rather than by "how a pedestrian would properly walk". Measuring from the property lines would be the same as the notice requirements for applications before the Land Use Board pursuant to N.J.S.A. 40:55D-12(b). This method of measurement can easily be calculated to provide the appropriate separation without the determination as to how "a pedestrian would properly walk".

2. With respect to separations, the Land Use Board recommends the following:

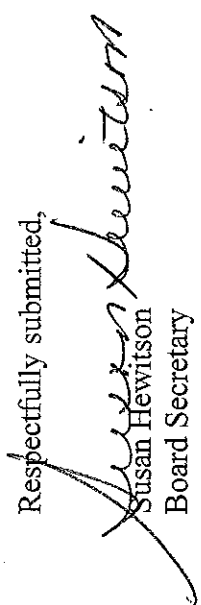
- a. Modify Subparagraph 3, the separation from cannabis licensed to a District Zone Residential should be expanded to 350 feet instead of 250 feet and expand District Zoned Residential to District Zoned Residential and property used a Residential Use.
- b. Modify Subparagraph 4 to increase the separation between a cannabis retailer and a school identified on the Borough's Official Drug Free School Zone and Park Zone Map from 200 feet to 1500 feet.
3. The Board also recommends an additional condition for the Conditional Use should be an increased parking requirement of 1 parking space per 100 sq. ft. of gross floor area. The Neptune City Land Use Ordinance presently provides 1 parking space per 250 sq. ft. of gross floor area for retail uses.
4. The Board also recommends an additional condition for the Conditional Use prohibiting any cannabis retail from having vehicular ingress/egress from a residential street and only permit to having vehicular ingress/egress from a highway.
5. Subparagraph 3 shall be amended to correct the typo from "two and fifty hundred" to three hundred as recommended above.

There was a motion from John Amoscato to accept the above conditions and seconded by Larry Cross

Aye: Randy Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Craig Morcom. All in favor.
The meeting was adjourned at 8:55 pm.

Respectfully submitted,


Susan Hewitson
Board Secretary

March 14, 2023

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Randy Reynolds, Danielle Pappas, Michele McGuigan, Craig Morcom, Erin Maciorowski, Sharon Williams and G. Vella, Esq.

Absent: Robert Reynolds, Jr., John Amoscato, Andrew Wardell and Larry Cross

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

MINUTES: A motion to dispense with the reading of the minutes of the April 14, 2023 meeting and accept as received was made by Randy Reynolds and seconded by Craig Morcom. Abstain: Patricia Gerand and Andrew Wardell. All in favor

ORDINANCE: 2023-01 REVIEW

Greg Vella, Esq for the Board explained the purpose of the review and explained that this ordinance is consistent with the Master Plan. Mr. Vella explained the C Zone and HC Zone to the Board.

The Council decided not to adopt the existing Ordinance and took the Land Use Board's recommendations and did a new Ordinance which made it a Conditional Use in the HC Zone. All ingress and egress would have to be from Highway 33 was a condition. It was removed from the C Zone.

Sworn: Matt Shafai, Board Engineer, Leon S. Avakian who stated all the conditions are a Conditional Use. This Ordinance would need 5 out of 7 votes to approve. Mr. Shafai feels that this Ordinance is consistent with the Master Plan.

There was favorable discussion among the Board.

Open to the Public:

Sworn: Ken Zelinski 12 Belle Place who stated he is in full support of the new Ordinance and had questions on parking.

Closed to Public:

There was a motion by John Amoscato and seconded by Robert Reynolds, Jr. to accept Ordinance 2023-01 from the Borough Council and recommend the current Ordinance. Aye: Patricia Gerand, Randy Reynolds, Larry Cross, Erin Maciorowski and Sharon Williams.

Abstain: Andrew Wardell, Danielle Pappas and Larry Cross.

3rd Garden Park - 220 W. Sylvania Avenue, Lot 77

A-1 Survey 1/23/2017 9/7/2021

A-2 Plot Plan 6/22

LUB 1 Matt Shafai, Engr Letter

Christopher Hanlon, Esq represents the applicant. He explained the application is to replace a mobile home and there is an increase in size making it non-conforming. This is the reason that this application is before the Board. Parking requirement is 2 spaces and there are 167 spaces within the complex.

A-3 Letter #rd Garden Park 1/24/2023

A-4 Revised Plan dated 2/17/2023 The applicant proposes two off street parking spaces.

Sworn: Dale Mull- Regional Manager for Garden Homes management.

Mr. Mull is a HUD installer and he does all of his own installations. The new homes are built to the current code and are safer than the older homes.

Garden Homes owns 2-3 homes on the premises that are rented. This unit would be for sale.

This application proposes to set back is to keep the property line uniform. There are trees and a fence and then the condos. This unit backs up to Oxford Pond but there is a buffer.

Board Questioned the size which is 14x70 which is the common standard size.

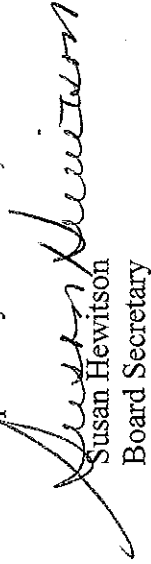
Open to Public:- Closed

Board discussion and a motion to draw a Resolution to approve this application was made by Randy Reynolds and seconded by Larry Cross.

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Danielle Pappas, Robert Reynolds, Jr., John Amoscato, Michelle McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski, and Sharon Williams.

There being no further business before the Board a motion to adjourn was made by John Amoscato and seconded by Robert Reynolds, Jr. All in favor.
The meeting was adjourned at 7:35 pm.

Respectfully submitted,


Susan Hewitson
Board Secretary

April 11, 2023

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr., Larry Cross, and G. Vella, Esq.

Absent: Danielle Pappas, Craig Morcom, John Amoscato, Michele Mcguigan, Erin Maciorowski and Sharon Williams

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

MINUTES: A motion to dispense with the reading of the minutes of the March 14, 2023 meeting and accept as received was made by Randy Reynolds and seconded by Larry Cross. All in favor

Resolution: 3rd Garden Park – Unit 77

A motion was made by Robert Reynolds, Jr to approve the resolution as received and seconded by Larry Cross

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr and Larry Cross.

Ney: None

3rd Garden Park – Unit 80

A motion was made by Randy Reynolds to approve the resolution as received and seconded by Andrew Wardell

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr and Larry Cross.

Ney: None

APPLICATION: Alex Smolenski 54 3rd Avenue

A-1 Survey

A-2 Architect

LUB 1 Matt Shafai, Avakian letter

Sworn: Alex Smolenski - 54 3rd Avenue homeowner who proposes to take a 2-bedroom 1 bath residence and add a 2nd level addition on the current footprint with full renovation and a rear deck. The dwelling is currently a preexisting non-conforming house.

A-3 Land Photos 4 pages and survey and tax map
The applicant proposes to keep the current aesthetics of a craftsman house. He proposes a basement in the rear portion, and it will be raised 3ft for headroom in the basement.

Sworn: Kurt Ludwig, Archt who explained the application which a proposal is to renovate 2/3 of the dwelling raising the kitchen area. The addition will remain in the current footprint, and they are maintaining the front porch and all footings will be verified. They are requesting a height variance of 2 ft and off-street parking with 1 existing and 1 off-street.

A-4 Photo driveway off Ridge Avenue

There is a shed 7x71/2 ft for lawn equipment and a variance of 1 ft side and rear set back where 5 is required.

Open to Public – Closed

There was Board discussion n the height variance and the applicant agreed with 30 ft for height but there is still a variance needed for the shed.

A motion to draw up a resolution to approve was made by Mayor Andrew Wardell and seconded by Robert Reynolds, Jr..

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr and Larry Cross.

Ney: None

APPLICATION: Jared/Rebecca Pape 49 Evergreen Avenue

A-1 Survey

Kenneth Pape, Esq on behalf of the applicant proposes a 1 car garage in the rear yard. One variance for 2 ½ ft offside yard.

Sworn: Jared Pape the applicant who proposes a garage for storage

Sworn: Lorali Totten Engr from Crest Engineering

A2- Ariel Display

A-3 Variance Plan 2/9/2023

The rear yard is 75 ft stone which would be removed as well as the existing shed and replaced with garage and extend the driveway to the garage. By extending the driveway it would add 4 additional parking spaces as well as 1 in the garage.

The board questioned the driveway and there will be a correction made of 18 inches.

A-5 Archt render of proposed garage.

There will be 1 ft setback for the side yard for the driveway.

Sworn: James W. Higgins, Planner who described the garage as amended the application is a hardship and there is no other place to put a driveway or garage. Proposed lot impervious coverage 59.6 feet.

There were question on material of the garage and will it match the dwelling

Open to Public -- Closed

A motion to draw up a resolution to approve was made by Larry Cross and seconded by Robert Reynolds, Jr..

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr and Larry Cross.

Ney: None

Motion to go for Executive Session to discuss litigation.

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Mdayor Andrew Wardell. All in favor.
The meeting was adjourned at 8:10 pm.

Respectfully submitted,


Susan Hewitson
Board Secretary

May 9, 2023

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Randy Reynolds, Danielle Pappas, Michele McGuigan, Craig Morcom, Erin Maciorowski, and G. Vella, Esq.

Absent: Robert Reynolds, Jr., John Amoscato, Andrew Wardell, Larry Cross and Sharon Williams

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

MINUTES: A motion to dispense with the reading of the minutes of the April 11, 2023 meeting and accept as received was made by Randy Reynolds and seconded by Craig Morcom. All in favor

Resolution: Alex Smolenski 54 3rd Avenue

A motion was made by Patricia Gerand to approve the resolution as received and seconded by Randy Reynolds

Aye: Patricia Gerand and Randy Reynolds

Ney: None

Resolution: Jared/Rebecca Pape 49 Evergreen Avenue

A motion was made by Randy Reynolds to approve the resolution as received and seconded by Patricia Gerand

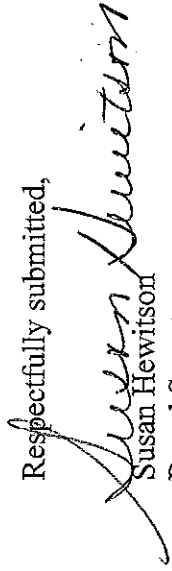
Aye: Patricia Gerand and Randy Reynolds

Ney: None

There being no further business before the Board a motion to adjourn was made by Craig Morcom and seconded by Randy Reynolds. All in favor.

The meeting was adjourned at 8:04 pm.

Respectfully submitted,


Susan Hewitson
Board Secretary

July 11, 2023

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Andrew Wardell, Robert Reynolds, Jr., Larry Cross, Craig Morcom, Erin Maciorowski and G. Vella, Esq.

Absent: Randy Reynolds, Danielle Pappas, Michelle McGuigan and Sharon Williams

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

MINUTES: A motion to dispense with the reading of the minutes of the May 11, 2023 meeting and accept as received was made by Craig Morcom and seconded by Patricia Gerand.

All in favor

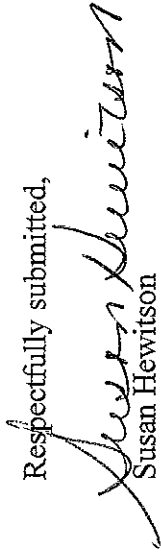
ORDINANCE: 2023-07 REVIEW

Greg Vella, Esq for the Board explained the purpose of the review of Borough Ordinance 2023-07 Amending Chapter 139-33 R1 Single Family residential Zone and Chapter 139 Schedule of Area, Yard and building requirements. Mr. Vella, Esq and explained that this ordinance is consistent with the Master Plan. This is regarding sheds on properties. LUB 1 Report from Jennifer Beahm Planner for the Board

This Ordinance will guide the long-range appropriate use and development of lands within the Borough. This ordinance is consistent with the borough's Master Plan.

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Andrew Wardell. All in favor.
The meeting was adjourned at 7:08 pm.

Respectfully submitted,



Susan Hewitson
Board Secretary

August 8, 2023

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

ROLL CALL:

Present: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr., Michele McGuigan, Larry Cross, John Amoscato, Craig Morcom, Erin Maciorowski and G. Vella, Esq.
Absent: Danielle Pappas

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

MINUTES: A motion to dispense with the reading of the minutes of the July 11, 2023 meeting and accept as received was made by Larry Cross and seconded by John Amoscato.

All in favor

ORDINANCE: 2023-09 REVIEW East Coast Ice Redevelopment Plan Blk 13 Lot 1 Block 18 Lot 1

Greg Vella, Esq for the Board explained the process of the review of Borough Ordinance 2023-09 for adopting the amended East Coast Ice Redevelopment Plan consisting of Block 13, Lot 1 and Block 18 Lot 1. Mr. Vella, Esq and explained that this ordinance and the modifications are consistent with the Master Plan. There are no changes to the town homes. Added fencing and lighting and grading to the plan. The applicant needs to come before the Land Use Board for a Site Plan approval. This is a joint application: Icehouse and Town Homes.

Open to Public:

Pamela Renee Riverdale Avenue questioned Council minutes being distributed to Board members.

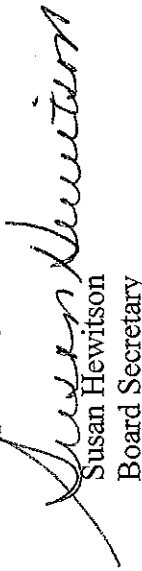
Glen Koosis Bennett Avenue questioned parking.

A motion was made by Randy Reynolds and seconded by Larry Cross to accept the Ordinance as received.

Aye: Patricia Gerand, Randy Reynolds, Robert Reynolds, John Amoscato, Michele McGuigan, Larry Cross, Craig Morcom, Erin Maciorowski and Sharon Williams

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Andrew Wardell. All in favor.
The meeting was adjourned at 7:07 pm.

Respectfully submitted,


Susan Hewitson
Board Secretary