

**APPROVED MINUTES
REGULAR MEETING OF THE SEA BRIGHT PLANNING/ZONING BOARD
TUESDAY, February 22, 2022**

Call to Order and Flag Salute

Vice Chairman DeSio stepped in as Chair for this evening's meeting. He called the meeting to order at 7:30 p.m. and requested those present to join in the Pledge of Allegiance.

Open Public Meetings Statement

Good evening, Ladies and Gentlemen,
This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided adequate notice of the time, date, and location of his meeting to the Asbury Park Press and Link News on January 13, 2022, filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

ADMINISTRATIVE MATTERS

Attendance Roll Call

Present: Bieber, Cashmore, DeSio, Gorman, Lawrence, Leckstein, DeGiulio
Not Present: Bills, Cunningham, Kelly, Schwartz

ITEMS OF BUSINESS

Approval of 2/8/22 Regular Meeting Minutes

Board member Marc A. Leckstein, Esq. offered a motion to approve the minutes. Second was offered by Board member Councilman Erwin Bieber, and the motion was adopted on the following roll call vote of eligible members:

Ayes: Bieber, Cashmore, DeSio, Gorman, Lawrence, Leckstein
Nays: none

Memorialization of Resolution No. 2022-03

APPLICANT: RPR HOLDINGS, LLC
APPLICATION NUMBER: 2022-03
BLOCK: 3
LOT: 6.04
ADDRESS: 11 IMBRIE PLACE
RESOLUTION NUMBER: 2022-03



**RESOLUTION OF THE UNIFIED PLANNING/ZONING BOARD
OF THE BOROUGH OF SEA BRIGHT
INITIALLY UPON APPLICATION FOR BULK VARIANCE RELIEF
WHICH WAS RELIEVED BY ORDINANCE INTERPRETATION**

WHEREAS, BOARD MEMBER MARC LECKSTEIN, ESQ. offered the following Motion moved by and seconded by **VICE CHAIR DAVID DeSIO** and

WHEREAS RPR HOLDINGS, LLC, by and through their attorney, RICK BRODSKY, hereinafter referred to as the "applicant" filed an application with the Unified Planning/Zoning Board of the Borough of Sea Bright, (hereinafter referred to as the "Board") seeking the following relief:

This is to consider an application to permit the construction of a two-story single family residential dwelling with a roof deck, with respect to premises located in the R-2 Zone and known as Block 3, Lot 6.04 on the Tax Map of the Borough of Sea Bright, and commonly known as 11 Imbrie Place. The Applicant is seeking the following variance:

“c” variance: 130-39 C and Attachment 2 – Building height of 41.75 feet proposed, where a maximum of 35 feet is permitted.

The Applicant will also be seeking approval for any and all other Variances and/or Design Waivers/Submission Waivers which are necessary, or may become necessary, during the Public Hearing Process.

WHEREAS, the application pertains to premises known and designated as Block 3, Lot 6.04 on the Tax Map of the Borough of Sea Bright, which premises are located at 11 IMBRIE PLACE, Sea Bright, NJ 07760; and

WHEREAS, all notice requirements were satisfied by the applicant and the Board has jurisdiction to hear, consider and determine the application at issue; and

WHEREAS the Board held a public hearing with regard to the referenced application on the following date, **FEBRUARY 8, 2022**:

WHEREAS, the following items were entered as Exhibits at the hearing which includes but is not limited to; any and all documentation as submitted and appearing on the Sea Bright website (seabrightnj.org) for presentation at the Public Meeting conducted in person, with public notice. The following exhibits had been made available for view on the Borough website:

Variance Application Submission Package (pdf)

Architectural Plans (pdf)

Plot Plan rev (pdf)

Service Submission Package 2.3.22 (pdf)

Exhibits introduced at this evening’s meeting:

EXHIBIT A-1: 10-8-21: Ground level and first floor

EXHIBIT A-2: 10-8-21: Second floor plan

EXHIBIT A-3: Sheet 3 - the roof plan which includes an extension of the main stairs and the elevator shaft. The roof will also have associated storage for the elevator equipment.

Review of Borough Ordinance, Section 130-39 (a) (2)

WHEREAS The Board listened to the Testimony of the following:

MICHAEL MILLEMANN - ARCHITECT

WHEREAS The Board took Questions from the following member of the Public as to the witnesses presented:

JANET O’CONNELL

WHEREAS, The Board took Public Commentary on the Application upon conclusion of the witness testimony as follows:

N/A

WHEREAS, the Board, having given due consideration to the Exhibits moved into evidence and the Testimony presented at said hearing(s), does make the following findings of fact:

1. While the applicant was willing to place testimony on the record that the variance required by the Zoning Permit denial was appropriate, the testimony provided indicated that No Variance was required as the Board interpreted the correct section of the Borough Ordinance, read into record, **Section 130-39 (a)(2)**.
2. The new Zoning Officer advised that a height variance was necessary due to the installation of an elevator. The shaft area was originally 38' but with the addition of an elevator would now be 41.75' for elevator.
3. The home was still a 2 story with no living space on or in the roof line
4. The Zoning Permit which was denied to Applicant was strictly for an extension of the elevator shaft and stair. (18.2% which is percentage of total roof area and, according to the Zoning Officer, was the reason for the variance).
5. **HOWEVER**, the space to be added was uninhabitable space. The Zoning denial was not appropriate in this instance based on Section 130-39 (a)(2) which allowed for the expansion of uninhabitable space. The Board, using its interpretative powers under the MLUL, indicated that the incorrect Borough Ordinance had been set forth in the denial and the appropriate section of the Ordinance was applied.
6. No variance was deemed necessary based upon the application of the correct Borough Land Use Ordinance Section 130-39 (a)(2).

WHEREAS, In order to prevail on an application for a variance, the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D – 70, requires the applicant to establish that the variance can be granted without substantial detriment to the public good and that the granting of the variance does not substantially impair the intent and purpose of the master plan, zone plan and zoning ordinance.

NOW THEREFORE, BE IT RESOLVED, by the Unified Planning/Zoning Board of the Borough of Sea Bright that it hereby adopts the aforesaid findings of fact and specifically makes the following conclusions:

- a. **The Board specifically includes herein by reference, the Transcripts from the hearings, which provide the detailed basis and description of the decision as memorialized in this Resolution and do hereby rely upon same for further reference, as necessary.**

BE IT FURTHER RESOLVED, by the Unified Planning/Zoning Board of the Borough of Sea Bright that the following be and are hereby **GRANTED**, as follows:

The BOARD has determined, pursuant to its interpretive powers under the MLUL, that a zoning permit denial was issued in error. The Applicant sought a “c” variance based upon the Zoning Denial under Ordinance Section 130-39 C; Building height of 41.75 feet proposed, where a maximum of 35 feet is permitted. However, upon review, **the height increase was not habitable space and according to Section 130-39 (a)(2), WAS PERMITTED UNDER THE BOROUGH ORDINANCE.**

As such, **NO VARIANCE WAS NECESSARY**, and the Applicant is **GRANTED** a Zoning Permit based upon the plans submitted and the information contained herein.

APPLICATION VOTE:

Adopted on a roll call on a motion by Board member Marc A. Leckstein, Esq. and Seconded by Board Vice Chair David DeSio

THOSE IN FAVOR: Bieber, Cashmore, Cunningham, DeSio, Gorman, Lawrence, Leckstein

THOSE OPPOSED: None

RECUSED: None

ABSENT: Bills, Kelly, Schwartz, DeGiulio

ABSTAINED: None

MEMORIALIZATION VOTE:

Adopted on a roll call on a motion offered by Board member Marc A. Leckstein, Esq. and Seconded by Board member Councilman Erwin Bieber

THOSE IN FAVOR: Bieber, Cashmore, DeSio, Gorman, Lawrence

THOSE OPPOSED: None

RECUSED: None

ABSENT: Bills, Kelly, Schwartz, DeGiulio

ABSTAINED: None

I certify the foregoing to be a true copy of the Resolution memorialized by the Unified Planning/Zoning Board of Sea Bright at its meeting on February 22, 2022.

Date: February 22, 2022

Candace B. Mitchell
Candace B. Mitchell, Administrative Officer
Unified Planning/Zoning Board
Borough of Sea Bright

Memorialization of Resolution No. 2021-08

APPLICANT: IVAN WANAT MARTIN
APPLICATION NUMBER: 2021-8
BLOCK: 16
LOTS: 14
ADDRESS: 3 BADMINTON COURT
ATTORNEY FOR APPLICANT:
RESOLUTION NUMBER: 2021-08

HENRY F. WOLFF, III, ESQ.



**RESOLUTION OF THE UNIFIED PLANNING/ZONING BOARD
OF THE BOROUGH OF SEA BRIGHT
FOR DENIAL OF A USE VARIANCE
FOR A COMMERCIAL BUILDING (STORAGE) IN A RESIDENTIAL ZONE**

BOARD MEMBER MARC LECKSTEIN, ESQ. , offered the following Resolution moved and seconded by **BOARD VICE CHAIR DAVID DeSIO:**

WHEREAS, IVAN WANAT MARTIN, hereinafter referred to as the "Applicant", by and through their attorney, **HENRY F. WOLF, III, ESQ.**, filed an application with the Unified Planning/Zoning Board of the Borough of Sea Bright, (hereinafter referred to as the "Board") seeking the following relief:

The Applicant is seeking variance approval to permit primary use for storage where residential use is permitted, to wit:

1. Relief from Ordinance Section 130-49 C (2.1)(a) R3 Permitted use single family residential. Storage would need to be accessory to onsite permitted use.

WHEREAS, the application pertains to premises known and designated as Block 16, Lot 14 on the Tax Map of the Borough of Sea Bright, which said premises are located at 3 Badminton Court, Sea Bright, New Jersey in the R-3 Zoning District; and

WHEREAS, all notice requirements were satisfied by the applicant and the Board has jurisdiction to hear, consider and determine the application at issue; and

WHEREAS, the Board held a public hearing with regard to the referenced application on the following date: August 10, 2021 and February 8, 2022; and

WHEREAS, the following items were entered as Exhibits at the hearing which includes but is not limited to; any and all documentation as submitted and appearing on the Sea Bright website (seabrightnj.org) for presentation at the Public Meeting conducted in person, with public notice. The following exhibits had been made available for view on the Borough website:

- Zoning Permit Denial dated 1-29-20 (pdf)
- Application (pdf)
- Property Survey, dated 9-24-18 (pdf)
- Photo of Property, undated (pdf)
- 3 Badminton Ct. 1st Engineer Tech Review, 1-20-21 (pdf)
- Board Planner 1st tech. review, 7-9-21 (pdf)
- Letter requesting adjournment, dated 7-12-21 (pdf)
- Letter requesting continuance, dated 10-14-21 (pdf)
- 3 Badminton Court Site Plan, dated 11-11-21 (pdf)
- Code Officer's Comments, 12-7-21 (pdf)
- Board Planner 2nd tech. review, 12-9-21 (pdf)
- 3 Badminton Ct. 2nd Engineer Tech. Review, 12-10-21 (pdf)
- Application, Tax and Sewer Cert., Affidavit of Proof of Service (pdf)

EXHIBITS INTRODUCED AT MEETING (2/8/2022):

1. **EXHIBIT A-1:** Photo taken by Mr. Martin

WHEREAS, The Board listened to the Testimony of the following:

1. **IVAN WINAT MARTIN (OWNER/APPLICANT)**
2. **ANDREW STOCKTON -- PROFESSIONAL PLANNER-LAND SURVEYOR-PE**

WHEREAS, The Public Session provided Public Questions and then Commentary:

NONE.

WHEREAS, the Board, having given due consideration to the Exhibits moved into evidence and the Testimony presented at said hearing(s), does make the following findings of fact:

1. The subject property was a bungalow home and is currently utilized as storage for dry goods for Angelica's Restaurant which use is the subject of this application. Applicant also advises that propane tanks are now properly stored for use as per advice of Fire Department. They are no longer out on the property. They will be inside building or on interior courtyard not visible. However, the Board questions the appropriateness of the storage of propane tanks in what is predominantly a residential neighborhood.
2. Applicant is will to install a chain link fence per recommendation. There is no electricity or heat or plumbing as same were all wiped out during Super Storm Sandy. This is currently perceived as a shed storage building by the owner.
3. There is ambient lighting from area lights but no other lighting from building. Applicant will add a stone/grass area or will add additional gravel or pave property.
4. The question remains as to whether the site particularly suited for this use and who owns the easement areas as same are a part of the application.
5. Upon looking at the Fire Marshall comments, the Board interprets there are more questions in the emails than opinions given.
6. Board Planner Beahm stated that if Applicant intends to use private property for access (per proposed plan), the subject lots need to be part of the application. Mr. Stockton stated that he hasn't done the research as to ownership of those areas and that there may not have been written easements.
7. Chairman Cunningham pointed out that during the first hearing the Board had requested being informed about how to access the building and who owns the property and that information appears to be lacking in the material submitted which inhibits the Board's ability to review as to accessibility.
8. The property in question has a small building with the building encroaching on the rear lot line. It is built into the back line of the squash club building and a privacy wall. It abuts it. It has always been that way.
9. Applicant proposes changing the use of the building from single family residential to commercial dry good storage arguing the building remains on the property and should be able to stay that way. The Applicant represents that the Board should allow the building to be used for storage of dry goods and retrieval of said dry goods and other storage. Applicant advises this is 100 percent storage space with access to this site from Angelica's. This is all foot traffic in an existing walkway. Walkway ownership/easement is suspect. There is no deed of easement for lot 5.
10. The applicant's planner, Stockton places alleged special reasons on record:
 - a. Building physical location to squash club and easy footpath access to rear of building
 - b. Storage building size and not practical for a single-family residence,
 - c. 1 story garage for condo on lot 15.01 is storage (immediately adjacent property – so character remains in sync).
 - d. The Right of Way with Badminton is available, and Lot 13 is separated by a wood fence.
 - e. Converting building to residential use would look out of character to this area at Badminton. Proposed storage does not generate traffic.
 - f. Converting use to a storage building goes to Sea Bright recovery plan which is to help businesses bring customers to the Borough and this use support's the business at Angelica's Restaurant.
11. Board Member discuss the potential of future development of the site and the particular suitability of the lot given the potential for future development.
12. The Board notes that the squash club (and the garage used for storage with the condominiums) are perhaps the only non-residential uses in the Badminton Court area and it is primarily residential development.
13. The Board discusses the whole of Badminton Court and the fact that it may be prime for redevelopment given the R-3 zone and the redevelopment taking place in the Borough.
14. The Board notes with particularity that this area is still zoned and developed as a residential neighborhood. The approved use for the site is for residential and while a new SFH in this location may look out of character at this time with the other existing residential dwellings along badminton court, it could set off a renovation of the entire Court which would be more beneficial to Sea Bright.
15. Board Planner Beahm advises based on Board discussion that the lot area is larger than minimum lot area in the zone.
16. Future development may move in a direction consistent with zoning.
17. Beahm does not agree with special reasons set forth by Applicant's planner and indicates a private shed does not promote health safety and welfare and "support" of business was not the intent for a storage shed and does not encourage coordination under item (k) which shapes land development (public/private procedure).
18. Board Planner Beahm advises further that any "idea that this looks like a storage building so therefore it should be", is completely unacceptable for purposes of zoning.

19. Planner Beahm does not agree with the goals of zoning employed by Applicant and advises the Applicant's interpretation is stretch for a D1 use variance.
20. Planner Beahm advises the Board that this is essentially an interim use and may have a negative impact on the area and same does to promote a public benefit. This area/zone was reviewed in the master plan and kept as a residential zone for a reason by the Committee/Council.
21. Applicant does offer a rebuttal and indicates it's their testimony that the goal is to promote and support businesses and this supports the business of Angelicas and opines that the proposed use of storage/support is the highest and best use of the building.
22. The Board, relying upon the Testimony of the Board planner that the subject property is not particularly suited for the proposed use, the lack of support for access, discovery of ownership or existing easements in the site plan for access, as well as the failure of the subject property to be re-zoned in the reexamination of the Master Plan and the continued pursued development of Sea Bright for single family residential leads the Board to its decision to deny the requested relief.

WHEREAS, In order to prevail on an application for a variance, the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D – 70, requires the applicant to establish that the variance can be granted without substantial detriment to the public good and that the granting of the variance does not substantially impair the intent and purpose of the master plan, zone plan and zoning ordinance.

NOW THEREFORE, BE IT RESOLVED, by the Unified Planning/Zoning Board of the Borough of Sea Bright hereby adopts the aforesaid findings of fact and specifically makes the following conclusions:

Based upon the aforesaid findings of fact, the Board concludes that:

- a. The applicant has NOT demonstrated that the proposed use of the property in question is substantially the same kind of use as that to which the premises were devoted at the time of the passage of the zoning ordinance.
- b. Based upon the aforesaid findings of fact, the Board further concludes that the granting of the approval set forth herein WILL cause substantial detriment to the public good and WILL substantially impair the intent and purpose of the zoning ordinance and the zoning plan of the Borough of Sea Bright.
- c. Special reasons have NOT been demonstrated and the Board accepts the opinion of the Board's planner, as to the lack of these special reasons as well as the lack of enhanced proofs required.
- d. **The Board specifically includes herein by reference, the Transcripts from the hearings, which provide the detailed basis and description of the decision as memorialized in this Resolution and do hereby rely upon same for further reference, as necessary.**

BE IT FURTHER RESOLVED, by the Board of Adjustment of the Borough of Sea Bright that the following be and are hereby **DENIED**:

Applicant **IS DENIED** relief by way of variance approval to permit primary use for storage where residential use is permitted, and Relief is **DENIED** from Ordinance Section 130-49 C (2.1)(a).

APPLICATION VOTE:

Adopted on a roll call on a motion by Board member Marc A. Leckstein, Esq. and Seconded by Board Vice Chair DeSio

THOSE IN FAVOR: DeSio, Gorman, Lawrence, Leckstein

THOSE OPPOSED: Cunningham

RECUSED: None

ABSENT:

ABSTAINED: Councilman Bieber (stepped down due to Use Variance) and Member Stephen Cashmore (stepped down due to a 200' list conflict of interest)

MEMORIALIZATION VOTE:

Adopted on a roll call on a motion offered by Board Member Councilman Mark A. Leckstein and Seconded by Board member Heather Gorman

THOSE IN FAVOR: DeSio, Gorman, Lawrence, Leckstein

THOSE OPPOSED: None

RECUSED: None

ABSENT:

ABSTAINED: None

I certify the foregoing to be a true copy of the Resolution memorialized by the Unified Planning/Zoning Board of Sea Bright at its meeting on February 22, 2022.

Date: February 22, 2022

Candace B. Mitchell

Candace B. Mitchell, Administrative Officer
Unified Planning/Zoning Board
Borough of Sea Bright

New Application No. 2022-05

Craig Lewis

378 Ocean Avenue, Bl. 30, L. 35

Bulk variance relief to place a shed in the front yard and for reduced setbacks on the north and east sides

Board member Marc A. Leckstein, Esq. recused himself from the Board for this application due to a conflict regarding his law practice.

Present for the application were the applicants, Craig and Jodie Lewis.

Board attorney Monica C. Kowalski, Esq. stated that noticing for the application has been reviewed and is acceptable and that the Board has accepted jurisdiction in this matter.

The following exhibits had been made available for view on the Borough website:

- Jurisdictional Packet, received 2/18/22
- Application, received 1/3/22
- Zoning Permit Denial, dated 9/24/21
- Preferred Option Plan prepared by Craig Lewis, undated, consisting of one (1) sheet
- Alternate Option Plan, prepared by Craig Lewis, consisting of one (1) sheet

- 3 Photos, prepared by Craig Lewis, undated
- Tideland Survey, prepared by David J. Von Steenburg, PLS, dated 8/25/20, consisting of one (1) sheet
- Easement paperwork, dated 1925, representing an easement for driveway access for 378 Ocean Ave., with a shared driveway with 376 Ocean Avenue, consisting of 9 pages

Mr. Lewis described the property and the project. He and his wife would like to replace an existing 8' x 8' shed with a 9' x 20' shed, which is larger than allowed. They have no other storage on the property, no garage nor basement. The accessory structure will have to be placed in the front yard because the applicants do not have a back yard. This condition qualifies as a hardship.

Attorney Ms. Kowalski asked whether the shed would have electricity. Mr. Lewis answered that it would not. She asked how tall the shed will be. The shed, Mr. Lewis answered, is wedge-shaped and will be 11' high in the front and 8' high in the back.

Board member Ms. Gorman asked whether Mr. Lewis would be raising the shed, and Mr. Lewis answered that he would not.

Board member Mr. Cashmore asked where the shed will be located on the property and was told that it would be located behind the neighbor's setback, 3' and 5' from the planter.

Vice Chairman DeSio asked whether the shed will be used strictly for storage, and Mr. Lewis answered that the shed would be used only for storage. Mr. DeSio added that the shed will be located next to the driveway and will not be encumbering on anyone.

Mr. DeSio asked whether members of the public had any questions for Mr. Lewis. There were no public questions nor Board member questions.

Board member Stephen Cashmore offered a motion to approve the application, with a second offered by Heather Gorman. The motion carried upon the following roll call vote:

Ayes: Bieber, Cashmore, DeSio, Gorman, Lawrence, DeGiulio

Nays: none

New Application No. 2022-06

Armen Khachaturian

48 Normandie Place, Bl. 29, Lots 23 and 23.01

Bulk variance relief for rear yard setback, maximum building coverage, and maximum lot coverage

Board member Marc Leckstein rejoined the Board for this application.

Present for the application were attorney John A. Sarto, Esq., and applicant Armen Khachatorian.

The following exhibits had been made available for view on the Borough website:

- Jurisdictional Packet, received 2/3/22
- Zoning Denial No. 2021-079, 12/3/21
- Application, received 1/18/22
- General Permit No. 5 & Plot Plan for Variance prepared by Charles E. Lindstrom, PE, PP, dated 6/21/17, one (1) sheet
- Plan of Survey prepared by William H. Doolittle, dated 7/28/21, one (1) sheet
- Site Plans prepared by J.W., Cutrona Architecture, PLLC, dated 1/12/22
 - Page 1 of 3: Sheet 1 A-100.00V Site Plan, Zoning & Building Code Info & Notes
 - Page 2 of 3: Sheet A-300.00V Exterior Elevation
 - Page 3 of 3 Sheet No. A-301.00V Exterior Elevation
- 3 Photos, undated, east view, west view, overhead view
- NJDEP Division of Land Use Regulation Application Form for Permits/Authorizations, dated 1/14/22, six (6) pages

Mr. Sarto introduced himself and the application for the construction of a single-family dwelling and stated the present application is asking for a number of variances. The house planned by the previous owner of this property had plans approved by the Board in 2018. Mr. Khachaturian's home will be a similarly sized home, with an additional deck added. The home will be shifted on the lot from the previous plan and will require side and rear yard setbacks, and less relief for side yard setbacks than the previous owner's approved application.

Applicant Mr. Armen Khachaturian, 265 Forest Avenue, Glen Ridge, NJ 07028, was sworn in to testify.

Board attorney Monica C. Kowalski, Esq. stated that noticing for the application has been reviewed and is acceptable, and the Board has accepted jurisdiction in this matter.

The following exhibits were entered into evidence by Mr. Khachaturian:

A-1 Enlarged overhead photo of the property prepared by Mr. Khachaturian on 2/21/22

A-1a. First overlay: the originally proposed building, including deck, prepared by Mr. Khachaturian

A-1b. Second overlay: the currently proposed building, including deck, prepared by Mr. Khachaturian

Mr. Khachaturian showed and described the photograph, A-1, and each of the two overlays he prepared. The first overlay, A-1a., shows what was previously approved. The second overlay, A-1b., shows what has been requested in this application. He stated that in 2018 the deck proposed was very small. He is making a larger deck and moving the house forward, towards the river, by 7.5'. The proposed building is larger, has been moved forward, has the same building footprint as the originally proposed building, and requires no additional lot coverage.

Vice Chairman DeSio stated that the applicant just needs a setback variance. The building is not extending any further than the neighbors' homes are.

Councilman Bieber asked whether there will be permanent structures beyond the deck. There will be no permanent structures beyond the deck.

Mr. DeSio noted that the applicant is just making the deck larger.

Mr. Cashmore asked whether the applicant was just increasing the front yard setback. Mr. Khachaturian answered that they are increasing the front yard setback and improving parking.

Mr. Leckstein asked whether the CAFRA permit has been received. Mr. Kachaturian answered that they have applied for the CAFRA permit. It has not yet been received.

Ms. Gorman asked how much non-wet-land is on Lot 23.01. Ms. Kowalski answered there is 1,750 square feet upland of the high water line, more than enough.

Public Comments or Questions:

Mr. Kachaturian's son, Adam, was sworn in and offered a comment to clarify that the house will be the same exact house that was approved before, but with minor changes to improve the aesthetics, such as a pitched roof vs. a flat roof.

With no further comments from Board members nor from members of the public, Marc Leckstein offered a motion to approve the application, with a second offered by Heather Gorman. The motion carried upon the following roll call vote:

Ayes: Bieber, Cashmore, DeSio, Gorman, Lawrence, Leckstein, DeGiulio

Nays: none

ANY OTHER BUSINESS

There was a continuation of the February 8th discussion about the idea of saving paper and ink by not printing out all packet items and, instead, viewing them on-line in a digital format. Some Board members were amenable to the idea of going paperless. Others stated they would still like to receive some items on paper.

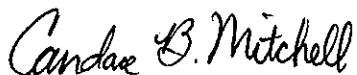
There were no general public comments to the Board.

There being no other business before the Board, the Vice Chairman made an announcement of the next meeting date, which is March 8, 2022.

Adjournment

The meeting was adjourned at 8:05 p.m. on a motion offered by Mr. Leckstein, seconded by Mr. Bieber, and carried upon a unanimous voice vote by the Board members.

Respectfully submitted,



Candace B. Mitchell
Board Secretary