

Vice-Chairman DeSio called the meeting to order and requested those present to join in the Pledge of Allegiance to the flag.

Vice-Chairman DeSio read the following statement:

The Borough of Sea Bright, in compliance with the "Open Public Meetings Act" has advertised the date, time and location of this meeting in **The Link** on January 20, 2011 filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office.

3. ROLL CALL:

PRESENT: Beer, DeSio, McBride, (arrived at 8:07 p.m.), Murphy, Torcivia, Smith, (Alt. #1) Leckstein (Alt. #2), Janey (Alt.#3)
ABSENT: Cashmore, Cunningham, Fernandes, Nott

4. MINUTES:

A. Boardmember Smith introduced a motion approving the March 8, 2011 Unified Planning Board Minutes. Second by Boardmember Torcivia and approved upon the following roll call vote:
Ayes: Beer, DeSio, Smith, Leckstein, Janey.

Nays: None

Abstain: None

Absent: Cashmore, McBride, Nott

B. Boardmember Torcivia introduced a motion approving the May 10, 2011 Unified Planning Board Minutes. Second by Boardmember Smith and approved upon the following roll call vote:

Ayes: Beer, DeSio, Murphy, Torcivia, Smith, Leckstein, Janey.

Nays: None

Abstain: None

Absent: McBride, Nott

5. NEW BUSINESS:

A.

**Master Plan Housing Element
and Fair Share Plan.**

Attorney Higgins said the Master Plan Housing and Fair Share Plan will protect the Borough of Sea Bright from future builder's remedy and litigation. The plan talks about the requirements for growth share.

John D. Maczuga, PP, AICP of T&M Associates said that the Borough had a prior round obligation of 37 units. The existing

COAH regulations determines that the Borough's obligation under the prior round is 0 because there is no vacant developable land and entitled to a reduction. There is a rehab obligation of 21 units, two of which have been done under the county's program. The obligation of the remaining 19 units, which will be done through a program administered by Monmouth County.

Boardmember Smith introduced a motion approving the Master Plan Housing Element and Fair Share Plan. Second by Boardmember Bear and approved upon the following roll call vote:

Ayes: Beer, DeSio, McBride, Murphy, Torcivia, Smith, Leckstein, Janey.

Nays: None

Abstain: None

Absent: Cashmore, Cunningham, Fernandes, Nott

B.

**FORSMAN REVOCABLE TRUST
9 RIVER STREET
BLOCK 16, LOT 26**

Remodel existing dwelling: replace rear deck,
add front porch, raise existing structure, add third story.

Attorney Higgins said that present Boardmembers were not within 200 feet of the applicant. Jeffrey Gale, Esq. represented the applicant, Forsman Revocable Trust.

A-1 Jurisdictional Packet.

A-2 Survey prepared by Land Control Services dated 5-22-10.

A-3 Application.

A-4 Architectural plan prepared by Jeremiah J. Ryan dated 10-14-10.

A-5 2 photographs

A-6 Color rendering..

Jeremiah J. Ryan Architect was sworn in by Attorney Higgins and testified that the applicant seeks to build three stories where two and one-half stories are permitted. The applicants seek to raise the existing structure above the flood elevation, remodel the existing dwelling, remove and replace the existing deck and front porch, add a third story of living space and a garage.

The Board agreed that raising the home above the base flood

elevation would provide a safer environment for the first floor living area especially during a hurricane. The garage would provide off-street and overall this renovation would provide considerable improvement for the neighborhood.

The Board said that the lot is undersized and the maximum permitted height is 33 feet. The proposed structure would be 36 feet. The structure is being raised 2 feet above base flood elevation and the ordinance allows an additional 3 feet in height allowing a maximum height of 36 feet.

The meeting was open to the public and no one wished to be heard.

Boardmember Leckstein introduced a motion approving the Forsman Revocable Trust application. Second by Boardmember Smith and approved upon the following roll call vote:

Ayes: Beer, DeSio, McBride, Murphy, Torcivia, Smith, Leckstein, Janey.

Nays: None

Abstain: None

Absent: Cashmore, Cunningham, Fernandes, Nott

C.

BRAD POLLACK
15 Via Ripa
Block 32 Lot 16 Zone R-2
"D"

**Minor Subdivison: subdivide two lots with variances and
construct a one-story residential dwelling.**

Boardmember Beers was recused from hearing this application. The Boardmembers hearing this application were not within 200 feet of the property. Martin McGann, Esq. represented the applicant, Brad Pollack.

Attorney McGann said that they were not going to proceed on the D aspect of this application.

A-1 Jurisdictional Packet.

A-2 6-22-11 engineering review letter from Jaclyn J. Flor
T&M Associates.

A-3 Minor subdivision plan prepared by Land Control
Services, James B. Goddard dated 12-10-10.

A-4 Board with aerial view of the neighborhood; tax map showing non-conforming lots in the area.

A-5 Two sided board with 4 photos on 1 side and 9 photos on the other side.

Brad Pollack was sworn in by Attorney Higgins and testified that he bought the home for his mother and would reside next door to her on the same property.

Judy Geraud of Via Ripa was sworn in by Attorney Higgins. She was concerned that the approval of this application would add to the existing parking problems in the neighborhood.

Andrew Janiew, planner testified that this is an existing lot currently approved for one home. The site is 4500 sf located on the north side of Via Ripa and just east of the Navesink River in the R-2 zone. There is 60 feet of frontage along Via Ripa with a depth of 75 feet and the site is rectangular. The applicant proposes to divide the property evenly in two, creating a 30 foot frontage. They would create two additional off-street parking places. and would address an easement encroachment. He said that Via Ripa was originally subdivided as 30' lots and that is the historical character of the neighborhood.

The Board said that off-street parking spaces would be created but one on-street space would be eliminated by the new driveway for the new lot. An old tax map shows 30' lots, but currently neighborhood has larger lots. The proposed subdivision would create two new severely undersized lots that are not consistent with the area. There exists several conforming lots in the neighborhood and it would not be beneficial to the neighborhood to approve this application. It would be detrimental because it would add more intensity to the neighborhood and the removal of one on-street parking space. The proposed parking layout was not viable for it called for easements and encroachments

Boardmember Leckstein introduced a motion denying the Brad Pollack application. Second by Boardmember McBride and approved upon the following roll call vote:

Ayes: Beer, DeSio, McBride, Murphy, Torcivia, Smith, Leckstein, Janey.

Nays: None

Abstain: None

Absent: Cashmore, Cunningham, Fernandes, Nott

6. ADJOURNMENT:

There being no further business before the Planning Board Boardmember Torcivia made a motion to adjourn the meeting at 9:34 P.M. Second by Boardmember McBride and approved upon unanimous voice vote.

Respectfully Submitted,

Suzanne Branagan
Board Secretary

Motion to Adjourn: _____ Second: _____

Time: _____ P.M.