**Sea Bright, New Jersey**

**Unified Planning Board Minutes**

**May 12, 2015**

**7:30 p.m.**

Chairman Cunningham called the meeting to order and requested those present to join him in the salute to the Flag.

Chairman Cunningham read the following statement:

**2.** **OPENING 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 Asbury Park Press** on December 11, 2015 filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office**.**

**3.** **ROLL CALL:**

**PRESENT:** Cunningham, Desio, Leckstein, Long, Schwartz, Smith

 Isoldi-Jany(Alt.#1) Beer (Alt.2) ( Marrone (Alt.3)

 **ABSENT:** Cashmore, Nott, Schussheim

**4.** Councilman Leckstein introduced a motion approving the March 10, 2015 Minutes Seconded by Mayor Long and approved by the following roll call vote.

 **AYES: Cunningham, Desio, Leckstein, Long, Isoldi-Jany, Beer, Marrone.**

 **NAYS: None.**

 **ABSTAIN: None.**

 **ABSENT: Cashmore, Nott, Schussheim, Smith, Marrone.**

**5.**  Boardmember Schwartz introduced a motion approving the March 24, 2015 Minutes Seconded Boardmember Marrone and approved by the following roll call vote.

 **AYES: Cunningham, Desio, Smith, Beer, Marrone.**

 **NAYS: None.**

 **ABSTAIN: Leckstein, Long, Isoldi-Jany.**

 **ABSENT: Cashmore, Nott, Schussheim, Smith, Marrone.**

**6.**

 Councilman Leckstein introduced a motion approving the April 14, 2015 Minutes Seconded Boardmember Beer and approved by the following roll call vote.

 **AYES: Cunningham, Desio, Leckstein Smith, Beer.**

 **NAYS: None.**

 **ABSTAIN:**

 **ABSENT: Cashmore, Long , Nott, Schussheim, Isoldi-Jany, Marrone.**

**7.** Chairman Cunningham announced that the Mohammad Younesi applicationwill need to re notice and gave applicant the new hearing date of May 26, 2015.

**8.**

**Thomas Viggiano**

**13Atlantic way**

**Block 29 Lot 4**

No Member of the Board had a conflict or was within 200ft of 13 Atlantic Way Block 29 Lot 4.

The Applicant appeared and the following were marked into evidence.

**A-1** Jurisdictional Packet

**A-2** Architectural Plans by Anthony Condouris dated 2-14-15

Thomas Viggiano testified that he is seeking bulk variances to raise and renovate his existing 1 1/2 story home damaged by Superstorm Sandy to create a 2 1/2 home. The applicant seeks bulk variances for minimum lot area where 4,000 s.f. is required and 2,437 s.f. is existing and proposed lot witdth where 50 ft is required and 32.5ft exists and proposed. Front yard setbacks where25f.t. is required and 15.52 f.t. is existing and 11.52 f.t. is proposed rear yard setback where 15’ is required and .5’ is existing side yard setback where 7/15’ is required and 3.15/7/81’is existing and proposed building height where 2.5 stories 33ft mean is permitted and 2.5stories 34/.83 ft mean is proposed for building height where 2.5 stories 37 ft is permitted and 42ft is proposed.

Chairman Cunningham opened the meeting to the public. Neighbor John McCauley spoke in favor of the proposed plan. Chairman Cunningham closed the public portion of the meeting.

The Board found that the bulk variances are consistent with the neighborhood and the pre-existing dwelling The Board found that the variances could be granted without any negative impact on the zoning ordinance.

Councilman Leckstein introduced a motion approving the Viggiano application. Seconded by Boardmember Desio and approved on the following roll call vote.

Ayes: Cunningham, Desio, Leckstein, Long, Schwartz, Smith, Isoldi-Jany (Alt. 1) Beer (Alt2), Marrone(Alt3)

Nayes: None

Abstain: None

Absent: Cashmore, Nott, Schussheim

**7. ADJOURNMENT:** There being no further business before the Planning Board. Chairman Cunningham made a motion to adjourn the meeting at 10:00 P.M. Second by Councilman Leckstein and approved upon unanimous voice vote.

Respectfully Submitted,

Kathy Morris

Unified Planning Board Secretary