

THE BOROUGH OF SEA GIRT
COUNTY OF MONMOUTH
STATE OF NEW JERSEY
MINUTES OF THE MEETING OF
THE SEA GIRT PLANNING BOARD
WEDNESDAY, AUGUST 17, 2011

A Regular meeting of the Sea Girt Planning Board was held in the Sea Girt Elementary School on Wednesday, August 17, 2011 at 7:30 pm. Notice of the time, date and place of the meeting was transmitted to all members and proper notice had been published in accordance with the provisions of the "Open Public Meetings Law".

After the Salute to the Flag, roll call was taken and the following members were present:

Councilman Fred Buonocore	Norman Hall
Larry Benson	Kathryn Matthews
Karen Brisben	Councilman Michael Mulroy
Robert Ferguson (Alternate)	Chris Randazzo

Absent: Susan Boriotti, Paul Cerami, Donald Laws

Also present were Board Attorney Ben Montenegro and Administrative Secretary Sandra Sears; Board member Karen Brisben recorded the Minutes. There were 3 people in the audience.

NEW BUSINESS:

Chairman Hall announced that originally there were to be two applications heard this evening, however, the one for Block 25, Lot 6, 900 Second Avenue, owned by David and Susan Nolan, had been withdrawn.

The Board then turned to a Variance application for Block 87, Lot 6, 304 Bell Place, owned by Daniel and Jamie Herzog, to allow construction of a new 2nd story, a ½ story and front porch. Lot Coverage - 20% allowed, 22.61% existing, 23.9% proposed. Front Yard Setback - 40 feet required, 18.2 feet existing and proposed. Side Yard Setback - combined side setback of 15 feet required, 14.2 feet existing and proposed.

The proper fees were paid and the newspaper, as well as property owners within 200 feet, were properly notified. Mr. Montenegro explained to the Board members that this will be a 1 ½ story addition on top of an existing single story home and single family dwelling.

At this time Mr. Daniel Herzog came forward to present this application and was sworn in. He said the present home is on a 50x100 foot lot and they are going to use the existing footprint in putting on a 1 ½ story addition; however, the porch will be extended and cover the full front of the home instead of covering half of it as it does now.

Mrs. Brisben asked a question concerning the letter from the Zoning Officer, Jim Quigley, whose letter is dated from way back on 9/27/2010, yet the plans before the Board this evening are dated 4/8/2011. Mr. Quigley's report stated different lot coverage and front setback. Mr. Herzog said these are revised plans and he did not take the new plans back to Mr. Quigley for another review, that is why there is a difference. Mr. Montenegro said that Mr. Avakian, Board Engineer, had received the newer plans and reviewed them; his report is correct.

Mrs. Matthews asked if the porch will be enclosed and Mr. Herzog said no, it will be an open porch and will run the full width of the house. Mr. Montenegro wanted clarification that this will not change the current front yard setback and Mr. Herzog said it would not.

Mr. Randazzo went back to the difference between Mr. Quigley's report and Mr. Avakian's report and felt that the Engineer's report should supersede the Zoning Officer's report. Mr. Montenegro said yes, between the initial review by the Zoning Officer and the later review by the Board Engineer, the plans had been changed.

Chairman Hall wanted to make sure that, instead of going from 22.6% lot coverage to 24.3%, as per Mr. Quigley's report, this coverage is going from 22.6% to 23.9%; Mr. Herzog said that is correct. Chairman Hall commented that the lot is only 50x100 feet and if it were the required lot size of 50x150 feet this would conform. Mr. Benson asked what the increase was due to and Mr. Herzog said the additional coverage of the front porch.

Mr. Ferguson asked about the side setback and the garage but it was explained that the garage is not being moved and will stay where it is, there will be no change to its location; Mr. Montenegro noted it is not identified as being non-compliant.

Mrs. Brisben asked about the issue of drainage referenced in the Engineer's report and that all roof leaders should drain to a stone recharge pad or underdrains approved by Mr. Avakian. Mr. Herzog said they were just going straight up with no changes.

As Mr. Herzog was finished with his testimony the Board gave their comments. Councilman Buonocore had none and Mr. Benson felt this was

unusual but it is pre-existing and there will be no expansion to the footprint; he was inclined to approve it as it is an undersized lot. Mr. Randazzo felt the statute for “hardship” can be applied here and Councilman Mulroy agreed with the comments made. Mrs. Matthews felt it will enhance the neighborhood and would be for approval. Mr. Ferguson agreed it will be an improvement and was glad to see they are staying within the footprint. Mrs. Brisben said she visited the site this morning and saw that the Crawley home, next door and on the corner, sits closer to the road than this home. Even though the Crawley home has the side setback here it is still farther out to the road; she had no problem with the application.

Mr. Montenegro then went over the drainage issue and the Engineer’s recommendations, he needed to know if the Resolution should reference the recommendation be followed or waive it. Mr. Herzog felt this was just that, a “recommendation” and there was no need for a waiver as it’s not in the Ordinance. Mr. Montenegro argued that the Engineer suggested it be done and the Board has to agree whether it is necessary or not. Chairman Hall asked Mr. Herzog if he has a drainage problem now and the answer was no; Chairman Hall then suggested that a motion be made to approve “as applied”. Mr. Montenegro felt that better wording is needed but he can leave a gray area. Mrs. Brisben asked if the Resolution could read that the plans “be reviewed by the Engineer as per his report” but Mr. Herzog was not comfortable with this, he did not want to have to incur more expenses. Mr. Montenegro said this is up to the Board and, at this time, Mr. Randazzo made a motion to approve the application with leaving to the discretion of the homeowner as to drainage and discharge. Chairman Hall clarified that the motion is not to conform to the Engineer’s report; this motion was then seconded by Councilman Buonocore and approved by the following roll call vote:

Ayes: Councilman Fred Buonocore, Councilman Michael Mulroy,
Larry Benson, Karen Brisben, Robert Ferguson, Norman Hall,
Kathryn Matthews, Chris Randazzo

Noes: None

Before adjourning for the evening, Chairman Hall noted that next month there are two applications scheduled and the Sitar Site Plan for Washington Boulevard that has been rumored about has not been submitted. If that plan does come in, October would be the earliest it would be heard.

Mrs. Brisben still had a problem with the old report submitted with the variance application and felt the applicant should have gone back to the Zoning Officer for a new review. Mr. Montenegro again explained that the Engineer’s report was the correct one, the Zoning Officer just looks at the application and tells the applicant where to go; plans do change.

Chairman Hall asked about getting the packets a week before the meeting but Mrs. Sears said that sometimes she does not get the actual Engineer's report that soon, she is given a verbal over the phone as to whether or not an application can be heard. Chairman Hall felt that getting them earlier would give Board members a little more time to review them.

As there was no other business to come before the Board a motion to adjourn was made by Mr. Ferguson, seconded by Councilman Mulroy and unanimously approved, all aye. The meeting was adjourned at 8:03 p.m.

Approved: