

**BOROUGH OF LAKEHURST LAND USE BOARD
REGULAR MEETING
JULY 24, 2017
MINUTES**

MEETING OPENED AT 7:30 P.M. BY MAYOR HARRY ROBBINS.

ALL STOOD FOR THE PLEDGE OF ALLEGIANCE.

PUBLIC MEETINGS STATEMENT READ BY BOARD SECRETARY DUGAN:

"IN COMPLIANCE WITH N.J.S.A. 10:4, OPEN PUBLIC MEETINGS ACT, NOTICE WAS GIVEN TO TWO NEWSPAPERS, AND POSTED, THAT A REGULAR MEETING OF THE LAKEHURST LAND USE BOARD IS SCHEDULED FOR THE TWENTY-FOURTH DAY OF JULY, 2017 AT THE HOUR OF 7:30 P.M. TO BE HELD IN THE LAKEHURST COMMUNITY CENTER, 207 CENTER STREET, AT WHICH TIME THE BUSINESS OF THE BOARD WILL BE CONDUCTED."

ROLL CALL:

*Alternate Member

MAYOR ROBBINS: PRESENT

SIDNEY HOOPER: PRESENT

COUNCILMAN OGLESBY: PRESENT

ROBERT MCCARTHY: ABSENT

BRYAN LEVANCE: PRESENT

MARANDA SALAS: PRESENT

DAVID BURTON: ABSENT

DAVID SUMNER: ABSENT

KEVIN FORD: PRESENT

*#1 ANDREW HODGES: PRESENT

APPROVAL OF MINUTES:

Motion by: Steven Oglesby

Seconded by: Kevin Ford

To approve minutes of January 23, 2017 Reorganization meeting. Roll call vote held. All votes affirmative with the exception of Andrew Hodges, Maranda Salas, Mayor Robbins, and Bryan LeVance who abstained due to their absence at the January 23rd meeting.

NEW BUSINESS:

APPLICATION OF ANTHONY CATALANO FOR MINOR SITE PLAN APPROVAL FOR THE PROPERTY DESIGNATED AS 29 UNION AVENUE, BLOCK 68; LOT 1:

Ken Palmer, attorney for the applicant, introduced property owner Mark Callazzo.

Mr. Callazzo, 2024 Pavao Court, Toms River, New Jersey was sworn to give testimony at 7:33 p.m. by Board Attorney Walter Schoenewolf.

Mr. Callazzo stated more space is needed in the former bank building for his sixteen

employees and added he would like to "freshen the facade" of the building.

Applicant's engineer Matt Hockenbury was sworn to give testimony at 7:34 p.m. by Board Attorney Walter Schoenewolf. Mr. Hockenbury's qualifications were accepted by the Board.

Copy of the site plan was introduced as exhibit A-1.

Mr. Hockenbury stated the building was a former bank which now houses offices. The applicant is proposing a 27' x 61' addition on the west side where the existing drive-thru for the bank is located. Mr. Hockenbury stated there are 24 off-street parking spaces and 2 on-street spaces and added there is a two-way entrance on Pine Street. Mr. Hockenbury stated the applicant is proposing to close the one way entrance on Union Avenue and will replace the damaged sidewalk. Mr. Hockenbury added the addition of a dumpster may eliminate one parking space.

Mr. Hockenbury stated the applicant was seeking three design waivers: buffering, curbing, and installation of shade trees.

Mr. Hockenbury also stated a variance for parking is also being sought as thirty parking spaces are required and twenty-three spaces are provided.

Photograph of existing sign was introduced as exhibit A-2.

Board member Sidney Hooper asked if the Union Avenue driveway will be eliminated.

Mr. Hockenbury answered in the affirmative.

Mr. Callazzo stated the addition is needed to provide more room.

Board member Bryan LeVance asked the hours of operation.

Mr. Callazzo stated the hours of operation are from 8:00 a.m. to 6:00 p.m.

Mayor Robbins asked that the damaged fence be repaired.

Board engineer John LeCompte asked what sidewalk and curbing is being replaced.

Mr. Hockenbury replied that the Union Avenue curb and sidewalk is being replaced.

Board member Maranda Salas asked the amount of extra space the addition will provide.

Mr. Callazzo stated the addition will add 1,600 square feet.

Motion by: Sidney Hooper

Seconded by: Kevin Ford

To approve site plan application with variances and design waivers. Roll call vote held.

All votes affirmative.

PUBLIC COMMENTS ON APPLICATION:

Time opened: 7:45 p.m.

NO PUBLIC COMMENTS

Time closed: 7:45 p.m.

ADJOURNMENT:

Motion by: Maranda Salas

Seconded by: Andrew Hodges

To adjourn meeting. Roll call vote held. All votes affirmative. Time: 7:47 p.m.

Bernadette Dugan, Secretary
Lakehurst Land Use Board