

**BOROUGH OF LAKEHURST LAND USE BOARD  
REGULAR MEETING  
JUNE 28, 2021  
MINUTES**

MEETING OPENED AT 7:30 PM BY CHAIRMAN DAVID BURTON.

ALL STOOD FOR THE PLEDGE OF ALLEGIANCE.

PUBLIC MEETINGS STATEMENT READ INTO RECORD BY BOARD SECRETARY CAPASSO:

"IN COMPLIANCE WITH N.J.S.A. 10:4, OPEN PUBLIC MEETINGS ACT, NOTICE WAS GIVEN TO TWO NEWSPAPERS, AND POSTED, THAT THE REGULAR MEETING OF THE LAKEHURST LAND USE BOARD IS SCHEDULED FOR THE TWENTY-EIGHTH DAY OF JUNE 2021 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  
COUNCILMAN OGLESBY: PRESENT  
CHAIRMAN BURTON: PRESENT  
BRYAN LEVANCE: ABSENT  
ANDREW HODGES: PRESENT

SIDNEY HOOPER: PRESENT  
MARANDA SALAS: PRESENT  
DAVID SUMNER: PRESENT  
ERIC ROBBINS: PRESENT  
\*#1 PATRICK McPARTLIN: PRESENT

APPROVAL OF MINUTES:

Motion by: Maranda Salas

Seconded by: Steven Oglesby

To approve minutes of May 24, 2021 Regular Meeting. Roll call vote held. All votes affirmative.

OLD BUSINESS:

MEMORIALIZATION OF RESOLUTION APPROVING APPLICATION 800 ROUTE 70, LLC FOR SITE PLAN APPROVAL FOR CONVERSION OF THE EXISTING RESTAURANT BUILDING TO A MEDICAL FACILITY:

Motion by: Mayor Harry Robbins

Seconded by: Maranda Salas

To approve the resolution memorializing the approval of the application of 800 Route 70, LLC for Site Plan approval for conversion of the existing restaurant building to a medical facility. Roll call vote held. All votes affirmative.

NEW BUSINESS:

APPLICATION OF PIOTR CIESIELSKI FOR HARDSHIP VARIOUS RELIEF FOR FRONT YARD SETBACK AT THE PROPERTY DESIGNATED AS BLOCK 27, LOT 1.02:

Applicant Piotr Ciesielski was sworn to give testimony at 7:43 p.m. by Board Conflict Attorney Michael Stanzione.

Board Engineer Pamela Hilla described the proposed site and location. Ms. Hilla asked if the 22-foot by 18-foot addition in the rear of the home had a permit.

Mr. Ciesielski responded yes.

Ms. Hilla asked the applicant to describe what is being proposed.

Mr. Ciesielski responded he is proposing a 7.29-foot by 4.5-foot addition to the living area in the front of his home and a 13.54 foot by 4.5 covered deck also in front of his home. Mr. Ciesielski stated his front steps does not have a footing nor is it connected to the foundation of the home adding this is causing water to get in his basement.

Ms. Hilla stated the proposed addition has a front yard setback of 15.6 feet where 20 feet is required. Ms. Hilla asked if the applicant is aware of neighbors having the similar setbacks.

Mr. Ciesielski responded no.

Ms. Hilla stated the proposed site has an existing asphalt driveway that is not being changed.

Mayor Robbins pointed out that the driveway does touch the property line.

Ms. Hilla stated the applicant will need to request a design waiver for the driveway setback of zero feet where ten feet is required.

Board Chairman David Burton pointed out that the proposed addition and deck is not extending pass the front steps that already exists but extending left and right. Mr. Burton questioned the hand drawn drawings showing no foundation under the proposed addition.

Mr. Ciesielski responded he will have footings.

Board Member Maranda Salas asked if the addition is part of the home or the front porch.

Mr. Ciesielski responded the porch is separate from the addition adding the addition will be the entry to the home that will be fully enclosed with a closet.

Board Member David Sumner asked if the exterior wall will be removed.

Mr. Ciesielski responded only the front door will be removed.

Board Member Andrew Hodges pointed out the existing exterior wall will become an interior wall.

Mrs. Salas stated the addition will act as a mud room.

Mr. Ciesielski acknowledged the addition will act as a mud room.

Mr. Burton suggested the applicant provide more detail plans when submitting a construction permit.

Ms. Hilla stated the applicant has come in front of the Land Use Board tonight for a variance and if approved, he will have to supply plans.

Mayor Robbins asked if the applicant should ask for a design waiver for the driveway.

Mr. Stanzone responded the applicant should address all variances and design waivers so to prevent from having to come back in front of the board.

Alternate Board Member Patrick McPartlin stated the addition will be 7.29 feet wide and the porch will be 13.54 wide asking will this cover the entire front of the home.

Mr. Ciesielski responded the proposed addition and porch will cover half of the home.

Mr. Hodges asked if the existing stairs will be removed or will the porch go over the stairs.

Mr. Ciesielski answered the existing stairs will be removed.

**PUBLIC COMMENTS ON CIESIELSKI APPLICATION:**

Time opened: 7:45 p.m.

**NO PUBLIC COMMENTS**

Time closed: 7:45 p.m.

Motion by: Mayor Robbins

Seconded by: Maranda Salas

To approve application of Piotr Ciesielski for hardship variance relief for front yard setback at the property designated as Block 27, Lot 1.02 with an additional design waiver for driveway setback of zero feet was as ten feet is required. Roll call vote held. All votes affirmative.

PUBLIC COMMENTS:

Time opened: 7:47 p.m.

NO PUBLIC COMMENTS

Time closed: 7:47 p.m.

ADJOURNMENT:

Motion by: Maranda Salas

Seconded by: Andrew Hodges

To adjourn meeting. Roll call vote held. All votes affirmative. Time: 7:48 p.m.

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Maryanne Capasso, Secretary  
Lakehurst Land Use Board