# BOROUGH OF LAKEHURST LAND USE BOARD REORGANIZATION MEETING JANUARY 24, 2022 MINUTES

MEETING OPENED AT 7:35 P.M. BY MAYOR HARRY ROBBINS.

ALL STOOD FOR THE PLEDGE OF ALLEGIANCE.

PUBLIC MEETINGS STATEMENT READ BY MARYANNE CAPASSO:

"IN COMPLIANCE WITH N.J.S.A. 10:4, OPEN PUBLIC MEETINGS ACT, NOTICE WAS GIVEN TO TWO NEWSPAPERS, AND POSTED, THAT THE REORGANIZATION MEETING OF THE LAKEHURST LAND USE BOARD IS SCHEDULED FOR THE TWENTY-FOURTH DAY OF JANUARY, 2022 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."

### LAND USE BOARD ATTORNEY ADMINISTERED THE OATH OF OFFICE TO:

#### STEVEN OGLESBY

### **ROLL CALL:**

MAYOR ROBBINS: PRESENT SIDNEY HOOPER: PRESENT (7:40)

DAVID BURTON: PRESENT
BRYAN LEVANCE: ABSENT
MARANDA SALAS: PRESENT
DAVID SUMNER: PRESENT

ANDREW HODGES: PRESENT (7:50)

### APPROVAL OF MINUTES:

Motion by: Maranda Salas Seconded by: David Sumner To approve minutes of July 26, 2021 Regular meeting. Roll call vote held. All votes

affirmative.

### **REORGANIZATION:**

1. Motion by: Steven Oglesby Seconded by: Maranda Salas To appoint Richard D. Stanzione, Esq. as Land Use Board Attorney for 2022. Roll call vote held. All votes affirmative,

- 2. Motion by: David Sumner Seconded by: Maranda Salas To appoint Alan Dittenhofer as Land Use Board Engineer for 2022. Roll call vote.
- 3. Motion by: Maranda Salas Seconded by: David Sumner To appoint Davis Burton as Land Use Board Chairman for 2022. Roll call vote held. All votes affirmative.
- 4. Motion by: Steven Oglesby Seconded by: David Burton To appoint Mayor Harry Robbins as Land Use Board Vice-Chairman for 2022. Roll call vote held. All votes affirmative.
- 5. Motion by: Maranda Salas Seconded by: Mayor Robbins To appoint Maryanne Capasso as Land Use Board Secretary for 2022. Roll call vote held. All votes affirmative.
- 6. Motion by: Steven Oglesby Seconded by: Maranda Salas To approve 2022 Schedule of Meetings. Roll call vote held. All votes affirmative.

#### **OLD BUSINESS:**

Keith Sloan, 8 Center Street, requested a Temporary Certificate of Occupancy (TCO).

Mayor Robbins asked why all items were not completed for a CO.

Mr. Sloan stated that the family has run out of funds. Mr. Sloan also stated the temporary rental ends this month and instead of signing another month lease, the family would prefer to put the money into completing the house.

Mayor Robbins asked what items are still outstanding.

Board Engineer Trace Dittenhofer replied his office conducted a site inspection on January 5, 2022 and found these following improvements remain outstanding:

- 1. Paved driveway
- 2. Depressed curb, driveway apron, and sidewalk
- 3. 3" x 3" timber tie curb
- 4. Roof drywell/drain lines
- 5. Grading, topsoil, and seeding
- 6. Final as-built topographic survey

Mr. Dittenhofer added a few of the items listed may remain until the weather improves. Mr. Dittenhofer further added the other items such as the installation of the timber tie curb, roof drywell/drain lines, rough grading, and removal of all construction debris

should be completed before issuing a TCO.

Mr. Sloan stated the gutters have been installed and all debris has been removed adding the roof drywell has not been completed due to no funds.

Chairman David Burton stated the grading, topsoil, and seeding will not take at this time.

Mr. Sloan stated the inspectors have passed all inspections.

Board Secretary Capasso confirmed all permits have passed final inspections.

Board Member Maranda Salas asked if there is no roof drywell, where is the water going.

Mr. Sloan replied straight into the backyard adding the backyard is pitched.

Mrs. Salas stated she is concerned about side neighbor's homes that are close to the property line adding if the engineer is requesting the drywell/drain lines to be completed, they should be completed.

Mr. Sloan answered his grading is steep enough for the water to run into the swamp behind his home and added the neighbors water runs into his yard. Mr. Sloan stated he does have gutters on the home and suggested running a temporary 4" drainage pipe to run the runoff down the backyard.

Mayor Robbins stated that would alleviate Mrs. Salas' concerns.

Board Attorney Richard Stanzione asked how is the board going to make that request adding does the board want to request a leader.

Mr. Burton requested that Mr. Sloan runs a leader towards the back of the property to ensure that the water runoff from Mr. Sloan's property is not intruding onto his neighbors' property.

Mr. Sloan asked if he could run the leader on top of ground.

Mr. Burton answered in the affirmative and added this leader is temporary until the weather breaks and Mr. Sloan can properly grade and seed his property.

Mr. Dittenhofer stated his only concern is reducing the amount of runoff and that how it is dealt with.

Mr. Stanzione suggested that if the board should grant the TCO, it should be conditioned that the water runoff cannot be disposed onto the adjacent property.

Mr. Burton asked how long the board wants to grant a TCO.

Mr. Stanzione answered three months will not get the final grading done or the seeding adding six months should be sufficient.

Mayor Robbins made note Andrew Hodges arrived at the meeting at 7:50 p.m. and suggested that Mr. Stanzione swear in Mr. Hodges so that he is able to vote tonight.

### LAND USE BOARD ATTORNEY ADMINISTERED THE OATH OF OFFICE TO:

#### ANDREW HODGES

Mr. Burton reiterated that the applicant, Donna Sloan, is requesting a TCO. Mr. Burton stated all permits to construct the house have passed final inspections. Mr. Burton also stated due to the weather, the grading, topsoil, and seeding cannot be completed at this time adding everything is circumstantial outside. Mr. Burton want on to say that Mrs. Sloan is looking to move in so that she is able to save money to complete all necessary items to obtain a CO. Mr. Burton stated a six-month TCO would help Mrs. Sloan to save money and complete all that needs to be completed.

Motion by: Dave Burton Seconded by: Steven Oglesby
To grant a six-month Temporary Certificate of Occupancy for the property designated as
8 Center Street, Block 62, Lot 20. Roll call vote held. All votes affirmative.

## PUBLIC COMMENTS:

Time opened: 7:57 p.m.

#### NO PUBLIC COMMENTS

Time closed: 7:57 p.m.

### ADJOURNMENT:

Motion by: Mayor Robbins Seconded by: Maranda Salas To adjourn meeting. Roll call vote held. All votes affirmative. Time: 7:57 p.m.

Maryanne Capasso, Secretary Lakehurst Land Use Board