

**BOROUGH OF LAKEHURST LAND USE BOARD
REGULAR MEETING
JULY 25, 2022
MINUTES**

MEETING OPENED AT 7:30 P.M. BY CHAIRMAN DAVID BURTON.

ALL STOOD FOR THE PLEDGE OF ALLEGIANCE.

PUBLIC MEETINGS STATEMENT READ BY BOARD SECRETARY MARYANNE CAPASSO:

"IN COMPLIANCE WITH N.J.S.A. 10:4, OPEN PUBLIC MEETINGS ACT, NOTICE WAS GIVEN TO THE NEWSPAPER AND POSTED ON THE BOROUGH WEBSITE, THAT THE REGULAR MEETING OF THE LAKEHURST LAND USE BOARD IS SCHEDULED FOR THE TWENTY-FIFTH DAY OF JULY 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."

ROLL CALL:

*Alternate Member

MAYOR ROBBINS: PRESENT
COUNCILMAN OGLESBY: PRESENT
KORI BRENNAN: ABSENT
DAVID BURTON: PRESENT
ANDREW HODGES: PRESENT

SIDNEY HOOPER: PRESENT
ERIC ROBBINS: ABSENT
MARANDA SALAS : ABSENT
DAVID SUMNER: PRESENT
*#1 JEFF EMMONS: PRESENT

APPROVAL OF MINUTES:

Motion by: Steven Oglesby

Seconded by: David Sumner

To approve minutes of June 27, 2022 Regular meeting. Roll call vote held. All votes affirmative with exception of Mayor Robbins and Jeff Emmons who abstained due to their absence at the June 27th Regular meeting.

NEW BUSINESS:

MOSES FELDMAN TO ADDRESS THE LAND USE BOARD IN REGARD TO PURCHASING 211 ELM STREET.

Moses Feldman stated he is interested in purchasing 211 Elm Street and the property adjacent, 116 Hibernia Street, from John Applegate. Mr. Feldman also stated that he is looking for a Certificate of Non-Conforming Use adding the property is located in a

Residential Zone and he is looking to store his equipment that is used for his power washing company.

Board Chairman David Burton pointed out that the property Mr. Feldman is interested in has been subdivided into three separate parcels asking Mr. Feldman if he will be buying all three.

Mr. Feldman answered he is not purchasing the residential home adding he is interested in the property next to the home, 211 Elm Street, and the property behind the home, 116 Hibernia Street.

Mr. Burton informed Mr. Feldman that both 116 Hibernia Street and 211 Elm Street are located in a Residential Zone; however, 211 Elm Street has always been utilized as commercial property.

Mr. Feldman stated he is aware that 211 Elm Street was used as a commercial property and would like to continue using it as a commercial property; therefore, he would need a Certificate of Non-Conformity.

Mr. Burton confirmed Mr. Feldman would need to request from the board a Certificate of Non-Conformity for the property located at 211 Elm Street.

Mayor Robbins suggested Mr. Feldman present in writing exactly what he is proposing at 211 Elm Street to Board Secretary Capasso, and she will then forward to the Board Engineer and Board Attorney for review.

Mrs. Capasso added Mr. Feldman will need to pay the application fee and escrow fees.

Mr. Feldman stated that he is new to the Borough of Lakehurst and that he wants to make sure that what he is proposing is done correctly.

Mr. Burton asked Mr. Applegate if he had a copy of the map of the subdivision.

Mr. Applegate stated he had one but did not have one with him tonight.

Mr. Burton stated that Mr. Feldman will need that map so that he knows the size of the property adding the size of the property sets the size of the parking lot.

Mr. Feldman thanked the board for hearing his request and looks forward to working with them.

PUBLIC COMMENTS:

Time opened: 7: 42 p.m.

Bruce Margeson, 5 Geneva Road, stated if the borough gives away residential areas for commercial use, it will hurt the residential areas.

Chairman Burton responded the residential property that Mr. Feldman is interested in for his business has been used as a commercial property since “it’s existence”.

Time closed: 7:43 p.m.

ADJOURNMENT:

Motion by: Mayor Robbins

Seconded by: Andrew Hodges

To adjourn meeting. Roll call vote held. All votes affirmative. Time: 7:43 p.m.

Maryanne Capasso, Secretary
Land Use Board