

# **BOROUGH OF FAIR HAVEN PLANNING BOARD**

## **Regular Meeting Minutes - May 19, 2020 – Virtual Meeting via Zoom Platform due to the COVID-19/Coronavirus Pandemic.**

The meeting was called to order at 7:32pm by the Chair, Mr. Lehder, with a reading of the Open Public Meetings Act statement followed by the Pledge to the Flag.

### **1. ROLL CALL**

Present: Mr. Bordelon, Mr. Borneo, Mr. Folker, Mr. Ingle, Mrs. Koch, Mr. Newell, Mr. Sobel, Mr. Rolff, Mr. Paolo, Mr. Lehder

Absent: Mr. Criscola

Also, Present: Mr. Kovats, Board Attorney; Mr. Gardella, Board Engineer; Ms. Elena Gable, Board Planner; and Mr. Joe Mule, Borough Zoom Meeting Support.

The Oaths of Office were administered to Mr. Lehder, Mr. Folker, Mr. Rolff, and Mr. Paolo.

Mr. Sobel nominated Mr. Lehder for the position of Board Chair based on his new appointed class. There were no further nominations.

MOTION by Sobel, approved by voice vote by all Board members present

In Favor: All Board members present

Opposed: None

Abstained: None

### **2. ADMINISTRATIVE MOTIONS**

Chairman, Lehder read the following motion, *to the extent there exists any Fair Haven Planning Board procedure or operating rule and/or past practice which could be interpreted to preclude conducting the Planning Board's meeting remotely in accordance with Governor Murphy's Executive Orders during the present declared State of Emergency, associated with the COVID-19 pandemic; Be it resolved that the Fair Haven Planning Board suspend such procedure, rule and/or practice for the duration of the present declared State of Emergency.*

MOTION Lehder, second Sobel, to approve said motion.

In Favor: Bordelon, Borneo, Folker, Ingle, Koch, Newell, Sobel, Rolff, Paolo, and Lehder

Opposed: None

Chairman, Lehder read the following motion, *be it resolved that all action taken by the Board Secretary and Board Attorney to conduct the May 19, 2020 Planning Board Regular Meeting by remote participation, inclusive of the production of Notices and causing publication of the same be and hereby are ratified by the Fair Haven Planning Board.*

MOTION Lehder, second Sobel, to approve said motion.

In Favor: Bordelon, Borneo, Folker, Ingle, Koch, Newell, Sobel, Rolff, Paolo, and Lehder

Opposed: None

### 3. OLD BUSINESS

**126 Hendrickson Place, Block 77, Lot 62, R-10 Zone- Vilardi – Minor Subdivision with variances required for lot area and frontage.** – Applicant has requested to withdrawal the application without prejudice.

MOTION by Sobel, second Koch to approve the withdrawal request without prejudice to the 126 Hendrickson Place, Block 77, Lot 62, R-10 Zone - Vilardi application.

In Favor: Bordelon, Borneo, Ingle, Koch, Newell, Sobel, and Lehder

Opposed: None

### 4. ADMINISTRATIVE ITEMS

**304 Fair Haven Road, Block 77, Lot 4.01, R-10 Zone – Sackman – Conforming Minor Subdivision application.**

Mr. Sobel asked Mr. Kovats if there were any contingences regarding to the sale of the property.

Mr. Kovats stated no, there were no contingences regarding the sale of the property.

Mr. Sobel then stated that since the February 2020, hearing the property has been listed for sale.

Mr. Kovats stated that the approval will run with the land, if the ownership changes to someone else it will not impact the viability of the Boards actions.

Mr. Lehder asked if any Board member had a concern about the property being listed.

Mr. Bordelon asked if the property was listed as one lot or two lots.

Mr. Sobel was unsure.

Mr. Kovats stated that the approval of the resolution preserves the applicants right to the subdivision, but they still have to perfect the subdivision. There are conditions the applicant will still have to get approved. If for some reason the applicant did not perfect the subdivision, then the lot cannot be subdivided. But if they meet all of the conditions to perfect the subdivision it will be subdivided.

Mr. Sobel just wanted to ensure there were no conditions on the resolution.

**Morgan Sackman**, 513 Cookman Avenue, Asbury Park – stated that they did not list the property for sale at this time and their original comments to have the possibility to build on the properties was their intension.

MOTION by Sobel, second Newell to approve the Resolution for the Sackman, 304 Fair Haven Road, Block 77, Lot 4.01, R-10 Zone – Conforming Minor Subdivision application.

In Favor: Bordelon, Borneo, Ingle, Koch, Newell, Sobel, and Lehder

Opposed: None

MOTION by Sobel, second Koch to approve the minutes from the 02/18/2020 meeting.

In Favor: Bordelon, Borneo, Ingle, Koch, Newell, Sobel, and Lehder

Opposed: None

## **5. PUBLIC COMMENT**

No comments from the public.

MOTION to adjourn made by Sobel, second Koch and approved by voice vote.

Meeting adjourned at 8:12 PM.

Respectfully Submitted,  
Jennifer Johnson, Board Secretary

### **Public Announcement of Compliance**

This is a regular meeting of the Fair Haven Planning Board. Adequate notice of this meeting has been given pursuant to the provisions of the Open Public Meetings Act. At the time of the Board reorganization in January of this year, the Board adopted its regular meeting schedule for the year. Notice of the schedule of the Board's regular meetings was sent to and published in the Asbury Park Press, and was also sent to the Two River Times and the Star Ledger. Tonight's meeting was listed in the Notice of the schedule of regular meetings. That Notice was also posted on the bulletin board in Borough Hall, and has remained continuously posted there as required by the Statute. In addition, a copy of the Notice is and has been available to the public and is on file in the Office of the Borough Clerk. A copy of the Notice has also been sent to such members of the public as have requested such information in accordance with the statute. Adequate notice having been given, the Board Secretary is directed to include this statement in the minutes of this meeting.