

FAIR HAVEN ZONING BOARD OF ADJUSTMENT

Regular Meeting Minutes - September 10th, 2020 – Virtual Meeting via Zoom Platform due to the COVID-19/Coronavirus Pandemic.

The meeting was called to order at 7:18pm by Mr. Lehder, Chair, with a reading of the Open Public Meetings Act Statement (below), followed by the pledge to the flag.

1. ROLL CALL

Present: Mr. Neczesny, Ms. Quigley, Mr. Ridgeway, Mr. Ryan, Dr. Laufer, Mr. Kinsella, Mrs. Neff, and Mr. Lehder

Absent: Mr. Ludman

Also, Present: Mr. Irene, Board Attorney

Mr. Irene, Board Attorney, noted for the record that in addition to the initial Open Public Meetings Act notice issued at the beginning of the year, the Board also issued a supplemental revised Open Public Meetings Act notice that was sent to two newspapers (The Asbury Park Press and Star Ledger) for publication, posted on the Borough website, posted on the front and rear entrances of Borough Hall and sent to the Borough Clerk advising that the Zoning Board meetings would now be broadcast virtually due to the Covid-19 pandemic. This information is on the Borough website with instructions on how to gain access to the meeting.

Mr. Lehder noted for the record that all materials for applications were collected electronically prior to the hearing in preparation for their Zoom presentations. The applicants were also provided instructional Zoom training sessions by Borough staff, if requested.

2. NEW BUSINESS

Bruiser Woods, LLC / Kick Dance Studio – 611 River Road, Block 25, Lot 12, B-1 Zone – Application for second floor addition to a single-story commercial structure.

Mr. Irene noted that an email from the applicant's attorney, Mr. Rick Brodsky, was sent to the Board Secretary requesting the application be carried to the next scheduled Zoning Board meeting on October 1st, 2020. The applicant noted they will extend the statutory time in which the Board has to act to render a decision. It was also requested that it be announced at this meeting that the application is being carried without the necessity to re-notice.

MOTION by Mr. Neczesny, second Mr. Kinsella, to carry the application to the October 1st, 2020 meeting without necessity to re-notice and with the stipulation that the Board reserves the right to determine the schedule of when the applicant will appear on the next agenda.

In Favor: Neczesny, Quigley, Ridgeway, Ryan, Laufer, Kinsella and Lehder

Opposed: None

Mr. Irene reiterated for any interested parties that the Bruiser Woods application is being carried to the October 1st, 2020 meeting of the Board without the necessity to re-notice.

Cady – 137 Grange Avenue, Block 22, Lot 53, R-30 Zone – Application for pool.
Mr. Irene stated that the applicant requested that their application be withdrawn.

MOTION by Mr. Neczesny, second Ms. Quigley, to dismiss the application as a result of the applicant's request to withdraw the application without prejudice.

In Favor: Neczesny, Quigley, Ridgeway, Ryan, Laufer, and Kinsella

Abstain: Lehder

Opposed: None

3. ADMINISTRATIVE ITEMS

MOTION by Mr. Neczesny, second Ms. Quigley, to approve the Slaven – 94 Jackson Street, Block 38, Lot 12, R-5 Zone Resolution as written.

In Favor: Neczesny, Quigley, Ridgeway, Ryan, Laufer, Kinsella and Lehder

Opposed: None

MOTION by Mr. Neczesny, second Ms. Quigley, to approve the Coppola – 111 Harrison Avenue, Block 03, Lot 17, R-5 Zone Resolution as written.

In Favor: Neczesny, Quigley, Ridgeway, Ryan, Laufer, and Kinsella

Opposed: None

MOTION by Mr. Neczesny, second Ms. Quigley, to approve the minutes of the July 7, 2020 meeting.

In Favor: Neczesny, Quigley, Ridgeway, Ryan, Laufer, Kinsella and Lehder

Opposed: None

The Zoning Board Annual report was discussed. Mr. Ludman, Ms. Quigley and Mr. Ridgeway volunteered to help create the narrative/commentary section of the report.

4. PUBLIC COMMENT

No comments from the public.

MOTION to adjourn unanimously by voice vote.

Meeting adjourned at 7:40 PM.

Respectfully submitted,

Jennifer Johnson, Board Secretary

Public Announcement of Compliance

This is a regular meeting of the Fair Haven Zoning Board of Adjustment. 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.