

## FAIR HAVEN ZONING BOARD OF ADJUSTMENT

### Regular Meeting Minutes December 7, 2017

The meeting was called to order at 7:15 by the Honorary Chair, Joe Mulé with a reading of the Open Public Meetings Act Statement (attached), followed by the pledge to the flag.

#### **1. ROLL CALL**

Present: Mr. McGurl, Mr. Ridgeway, Mr. Mulé, Mr. Ryan, Mrs. Quigley, Mr. Lehder

Absent: Mr. Neczesny, Mr. Schiavetti

Also Present: Mr. Irene, Board Attorney

#### **2. ADMINISTRATIVE ITEMS**

Mr. Irene informed the board that the application of 882 River Road which had been on the agenda for tonight would not be heard. Due to errors made in serving notice the Board did not have jurisdiction to hear the matter. It was noted that the notice that appeared in the Press was correct. The attorney for the applicant requested that the application be carried to the January meeting and if necessary, an extension of time would be granted to the Board.

MOTION Mulé, second McGurl, to carry the application to the January 4, 2018 meeting with need to renote residents on the 200' list.

In Favor: McGurl, Ridgeway, Mulé, Ryan, Quigley

Opposed: None

Abstained: Lehder

Historic Preservation Commission – Mr. Lehder reported on the HPC discussion with the Planning Board at their last meeting. There is concern on both ends regarding need for better communication between the groups. It was noted that the Zoning Board does not see the plans as presented to the Commission. Residents of the district come to the Zoning Board in support of applications but there is a question about whether they are supporting friends, not necessarily concerned about zoning issues and/or not necessarily aware of the implications of any variances that might be granted.

MOTION Mulé, second Quigley, to approve the resolution regarding 22 Fisk St.

In Favor: McGurl, Mulé, Ryan, Quigley

Opposed: None

MOTION Mulé, second McGurl, to approve the minutes of the November meeting.

In Favor: McGurl, Mulé, Ryan, Quigley, Lehder

Opposed: None

There were no comments or questions from the public

Annual Report – Mrs. Fuller indicated that the factual portion of the report was complete and should be ready for approval by the February meeting once the comments portion has been updated. She remarked on the number of applications being carried over to 2018 because of completeness issues. Mr. Lehder questioned whether there was a problem with the current checklist or whether other factors were in play.

Mr. Lehder told the Board that the Council has hired a new planning firm for the coming year. He noted that he thought CCH had done an outstanding job with the Master Plan. The new firm will be working on zoning changes.

Mr. Lehder acknowledged that after many years on the Zoning Board this was Mr. Mulé's last meeting. He will be missed on the Board but we expect his knowledge and experience will greatly benefit the town. Mr. Mulé said he has been hired by the Borough as the Planning and Zoning Compliance Assistant. He will be dealing predominantly with post-resolution compliance but also front-end work. The town has recognized the need for this work, for follow-up.

Mr. Lehder addressed the issue of HFA and FAR. He stated regulation of FAR is needed in terms of bulk concerns. Mr. Mulé noted the need to keep it simple. He referred to discussions going from HFA to gross FA which gets back to our definition of sill plate to sill plate. He thinks the caps should be left where they are. The hope is that if the work of the committee dealing with this issue is accomplished we will see positive changes in the community.

#### Public comment

Ruth Blaser, River Rd, asked why the Council changed Planners. She was told she'd need to ask Council.

MOTION to adjourn made by Quigley, second McGurl, and approved unanimously by voice vote.

Meeting adjourned at 8:15 PM.

Respectfully submitted,

Judy Fuller

## 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.