

Sea Bright, New Jersey
Planning Board Minutes
May 26, 2009
8:03 P.M.

Chairman Cunningham called the meeting to order and requested those present to join him in the salute to the Flag.

The Borough of Sea Bright, in compliance with the "Open Public Meetings Act" has advertised the date, time and location of this meeting in the Asbury Park Press on January 17, 2009, filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office.

2. ROLL CALL

PRESENT: Boardmembers, Cashmore, Cunningham, DeSio, Fernandes, Murphy, Torcivia, Smith, Attorney Higgins, Engineer Hoder, Board Secretary Branagan
ABSENT: Clauer, McBride

3. APPOINTMENT

Robert Long was sworn in as Class II Planning/Zoning Boardmember by Attorney Higgins.

4. MINUTES

Boardmember Murphy made a motion approving the March 10, 2009 Planning Board Minutes. Second by Boardmember Smith and approved upon the following roll call vote.

Ayes: Cashmore, Cunningham, Fernandes, Murphy, Torcivia, Smith.

Nays: None

ABSTAIN: None

ABSENT: McBride

Boardmember Murphy made a motion approving the April 28, 2009 Planning Board Minutes. Second by Boardmember Smith and approved upon the following roll call vote.

Ayes: Cashmore, Fernandes, Murphy, Torcivia, Smith.

Nays: None

ABSTAIN: None

ABSENT: Clauer, McBride

5. OLD BUSINESS:

A. Boardmember Murphy made a motion approving Ordinance No. 9-2009. Second by Boardmember Torcivia and approved upon the following roll call vote.

Ayes: Cashmore, Cunningham, DeSio, Fernandes, Long, Murphy, Nott, Torcivia, Smith.

Nays: None

ABSTAIN: None

ABSENT: Clauer, McBride

B. Boardmember DeSio made a motion approving Ordinance No. 11-2009 and adding a footnote to the Ordinance stating that undersized lots should not be less than 30 feet and define story as a livable space. Second by Boardmember Murphy and approved upon the following roll call vote.

Ayes: Cashmore, Cunningham, DeSio, Fernandes, Murphy, Nott, Torcivia, Smith.

Nays: None

ABSTAIN: Long

ABSENT: Clauer, McBride

6. MEMORIALIZATION OF RESOLUTION

GRANTING VARIANCE APPROVAL FOR LOWER DECK PURSUANT TO COURT ORDER

**CHALES MANS
36 BEACH STREET
BLOCK 10, LOT 17**

Boardmember Nott introduced a motion disapproving this resolution and replacing this resolution with a letter of disapproval and recognition of the court order to the Sea Bright's construction department. Second by Boardmember DeSio and approved upon the following roll call vote.

Ayes: Cashmore, Cunningham, DeSio, Fernandes, Long, Murphy, Nott, Torcivia, Smith.

Nays: None

ABSTAIN: None

ABSENT: Clauer, McBride

7. NEW BUSINESS

**DAVID SHERIDAN
5 VIA RIPA
BLOCK 31, LOT 4
R1 ZONE
"C" VARIANCE
CONSTRUCT 2ND FLOOR DECK**

Attorney Higgins stated that all the Boardmembers present were not within 200 feet of the applicant. No other members of the board have a conflict with this application.

- A-1** Jurisdictional Packet;
- A-2** Photograph prior to renovation
- A-3** Photograph of renovated property from the river.
- A-5** Photograph of renovated property from the Ocean.
- A-6** Photograph of front of house.

John Wiley, Esq. was the attorney representing the applicant. Attorney Higgins swore in Alyson Taylor, David Sheridan's daughter. Ms. Taylor said that formerly this was a two family house in very bad condition and they seek to renovate the building as a one family. She said that they needed a framing permit for the deck and variance as well. There was a landing and stairs where the deck is now.

Attorney Higgins stated that they are extending the variances longer and adding 7% of lot coverage. The deck's dimension is 12 x 11.8. The deck is located on the second story off of the living room and kitchen and southeast corner of home. The plot plan shows that the deck is smaller than the patio underneath squaring off the rear portion of the house.

Boardmember Murphy made a motion approving the variance for this application. Second by Boardmember Nott and approved upon the following roll call vote.

Ayes: Cashmore, Cunningham, DeSio, Fernandes, Long, Murphy, Nott, Torcivia, Smith.

Nays: None

ABSTAIN: None

ABSENT: Clauer, McBride

There being no further business before the Planning Board. Boardmember Murphy made a motion to adjourn the meeting at 8:50 P.M. Second by Chairman Cashmore and approved upon unanimous voice vote.

Respectfully Submitted,

Suzanne Branagan
Planning Board Secretary