

Bay Head Planning Board
May 20, 2015

The meeting of the Bay Head Planning Board was held on Wednesday, May 20, 2015 at 7:30 PM.

Mrs. Frizzell read the following statement: "Pursuant to the applicable portions of the NJ Public Meetings Act, adequate notice of this meeting was mailed to the Ocean Star and posted in the corridor of the Borough of Bay Head and filed with the Bay Head Borough Clerk."

Roll Call: Verity Frizzell, Kathleen Tell, Edward Convey, William Curtis, Bart Petrillo, Robert Hein, Kathleen Wintersteen, Mark Durham, John Henry Morris, Thomas Charlton, Frederick Applegate

Absent: William Furze, Patricia Wojcik

The February 18, 2015 **Minutes** were approved on a motion by William Curtis and seconded by Thomas Charlton, with all in favor.

Mrs. Frizzell stated the Board had for review two **Resolutions** this evening, the first being that of R. Grant & Betsy Brady, 157 Bridge Avenue, a/k/a Block 41, Lot 17 which was approved at the meeting of April 15, 2015. A motion was made by Kathleen Tell and seconded by Kathleen Wintersteen to approve the Resolution. Roll call: YEAS: Kathleen Tell, Kathleen Wintersteen, Edward Convey, William Curtis, Robert Hein, Mark Durham, John Henry Morris. Absent: William Furze and Patricia Wojcik.

Mrs. Frizzell stated the Board had for review the **Resolution** of 229 East Avenue, LLC, 229 East Avenue, a/k/a Block 37, Lot 3 which was approved at the meeting of April 15, 2015. A motion was made by John Henry Morris and seconded by Kathleen Wintersteen to approve the Resolution as will be amended by Mr. Zabarsky. Roll call: YEAS: John Henry Morris, Kathleen Wintersteen, Verity Frizzell, Edward Convey, William Curtis.

Mrs. Frizzell stated there is one application on the agenda this evening, but in light of there being one matter under **Old Business** which should not take long, she requested we hear the old business matter first. The old business matter is that of George & Corinne Papisikos, 808 Clayton Avenue, a/k/a Block 70, Lot 7.

Bart Petrillo stated it is a minor change on the chimney. He reviewed it and advised the applicants to send a letter to the Board to let the Board look at it. In his opinion, he didn't feel it was a major structural change and would have advised them to go ahead and do it, but he wanted the Board to look at it.

After discussion among Board members, it was agreed applicants can put the chimney in, but they can't put the stairs on the side.

Mrs. Frizzell stated the sole **application** on the agenda this evening is that of Atlantic Pier Co., Inc., 62 Bridge Avenue, a/k/a Block 25, Lots 5, 6, 9 and 11.

William Curtis and Robert Hein, both of whom are Council members, recused themselves.

Donna M. Jennings, Esq., of the firm of Wilentz, Goldman & Spitzer, Woodbridge, NJ, attorney for the applicant, came forth.

After Mr. Zabarsky enumerated the Board members eligible to vote on a 7 member board, and fielded a question from a Board member about how the Board was going to proceed, the following items were marked into evidence:

- A-1 Development application including Rider
- A-2 Survey
- A-3 Ground level plan
- A-4 Second floor plan
- A-5 Preliminary/Final major site plan
- A-6 7 colored photographs showing current conditions
- A-7 Stormwater management report
- A-8 Review letter from Board Engineer dated 5/11/15
- A-9 Affidavit of Service
- A-10 Hearing Notice Affidavit

Ms. Jennings stated the applicant is seeking preliminary and major site plan approval, 2 “D” variances, and several bulk variances in connection with the redevelopment property located along Bridge and Lake Avenues, and identified as Lots 5, 6, 9 and 11 in Lot 25. Ms. Jennings further stated the applicant seeks approval to demolish the existing structures and construct seven (7) elevated buildings and one (1) 2-family residential structure with related site improvements.

Ms. Jennings called the following as witnesses, who were sworn in by Mr. Zabarsky and who gave their testimony:

Joseph Pandozzi, Senior V.P. of the Hesse Companies, including Atlantic Pier Co., 25 First Avenue, Atlantic Highlands, NJ;

James A. Kennedy, P.E. from the firm of Kennedy Consulting Engineers, 211 Maple Avenue, Red Bank, NJ who caused to have A-11 through A-15 marked into evidence;

James C. Anderson, licensed NJ architect, partner in the firm of Anderson Campanella, 120 East River Road, Rumson, NJ who caused to have A-16, A-17, A-18, A-19, A-20, A-22 and A-23 marked into evidence.

Christine Ann Nazzaro Cofone, licensed professional planner in NJ, 125 Half Mile Road, Red Bank, NJ.

Mr. Furze opened the meeting to the public for comments. The following people were sworn in by Mr. Zabarsky and gave their testimony:

Fred Castagnola, 409 Lake Avenue; **Rick McGoey**, 50 Harris Street; **Hugh Ames**, whose family is on Osborne Avenue; **Karen Simpson**, 401 Lake Avenue; **Paul Ames**, 46 Osborne Avenue; **Arrigo Conti**, 528 West Lake Avenue and **Irene Conti**, 528 West Lake Avenue.

After a recap by Ms. Jennings, Mr. Zabarsky closed the hearing to the public. The Board was caucused, and a motion was made by Bart Petrillo and seconded by Kathleen Wintersteen to approve the entire application with the conditions approved at the meeting, which will be reflected in the Resolution. Roll call: YAYS: Bart Petrillo, Kathleen Wintersteen, Verity Frizzell, Edward Convey, Mark Durham, John Henry Morris. NAYS: Kathleen Tell

There being no further business, the meeting adjourned on a motion by Thomas Charlton and seconded by Kathleen Tell. All in favor.

Respectfully submitted,

Claire S. Hense