**Sea Bright, New Jersey**

**Unified Planning Board Minutes**

**February 24, 2015**

**7:30 p.m.**

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

Chairman Cunningham read the following statement:

**2.** **OPENING STATEMENT:**

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 December 11, 2015 filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office**.**

**3.** **ROLL CALL:**

**PRESENT:**  Cashmore, Cunningham, Desio, Leckstein, Smith, Isoldi-Jany(Alt.#1)

Beer (Alt 2 ),

**ABSENT:**  Long, Morrone, Nott, Schussheim

**4.** Chairman Cunningham carried the approval of the February 10, 2015 minutes to the March 10, 2015 meeting.

**5.** Chairman Cunningham announced that the Matthew Kean application 10 Center Street, Block 9 Lot 14 will be carried to the April 28, 2015 meeting without any further noticing.

**6.** Chairman Cunningham announced that the application for 280 Ocean Avenue Block 30 Lot 47 will not be heard tonight and will be rescheduled to March 24, 2015. **Applicant will re notice.**

**7. CHRISTOPHER LOBIONDO**

**5 OSBORNE PLACE   
 BLOCK 9 LOT 4**

Board Member Desio had a conflict with this application. No Member of the Board was within 200ft of 5 Osborne Place, Block 9 Lot 4.

The Applicant appeared and the following were marked into evidence.

**A-1**: Jurisdictional Packet

**A-2:** Architectural Plans by Jeremiah Ryan dated 1-11-15, revised to 2-10-15

**A-3:** Color rendering of proposed

**A-4:** Photo of 19 Osborne Place with property record card

**A-5:** Photo of Waterways Condo

**A-6:** Photo of Ocean Ridge Condo

Board Attorney Higgins stated that the applicants notice indicates application is a D variance. The property is located in the R-3 zone the R-3 zone permits multifamily as a conditional use provided minimum lot size is met. Minimum lot size is met and the application is not a D variance.

Board Attorney Higgins swore in the applicant Christopher LoBiondo and his brother James LoBiondo. James LoBiondo testified on behalf of the applicant.

James LoBiondo stated that his brother’s home was servely damages by Superstorm Sandy and it would be more cost effective to demolish the existing home and build a new home. The applicant is seeking approval for a two family home. James LoBiondo stated that 19 Osborne place is also a two family home according to the tax maps and Waterways and Ocean Ridge Condo are also multi family use.

The Applicant seeks bulk variances for front yard setback where 5’-12 is required and 4’ is proposed and rear yard where 15’ is required and 6.49’ is proposed building coverage where 50% is permitted and 66.58% is proposed and lot coverage where 70% is permitted and 74.69% is proposed.

Jeremiah Ryan, applicants Architect testified that the proposed building complies with all setbacks and the existing building does not comply with set setbacks. They are asking for rear yard relief due to the deck and stairs. The existing property has a shed on the property and that will be removed and not replaced with new home.

Chairman Cunningham opened the meeting to the public.

Resident Bob Newhoff expressed concern about parking on Osborne Place. He indicated that parking is not permitted on the north side but that the signs had been destroyed in Sandy and not replaced. He would like the signs replaced and the no parking enforced. Councilman Leckstein advised that he would relate this concern to the governing body and Administrator.

Chairman Cunningham closed the public portion of the meeting.

The Board found that the bulk variances are consistent with the neighborhood and the pre-existing dwelling The Board found that the variances could be granted without any negative impact on the zoning ordinance. The proposal improves existing conditions.

Councilman Leckstein introduced a motion approving the LoBiondo application. Seconded by Boardmember Cashmore and approved on the following roll call vote.

Ayes: Cashmore ,Cunningham, Leckstein, Smith, Isoldi-Jany (Alt. 1) Beer (Alt2)

Nayes: None

Abstain: DeSio,

Absent: Long, Marrone, Nott

There being no further business before the Planning Board Boardmember McBride made a motion to Adjourn the meeting at 9:15 pm. Seconded by Councilman Leckstein and approved on a unanimous vote.

Respectfully Submitted

Kathy Morris

Board Secretary