

REGULAR MEETING

The following are the minutes of the Land Use Review Board of the Borough of Ship Bottom, Ocean County, New Jersey, which was held in Borough Hall, 1621 Long Beach Blvd., Ship Bottom, New Jersey on June 20, 2018.

WORKSHOP MEETING

Vice Chairman Tallon stated the following:

The workshop meeting of the Ship Bottom Land Use Review Board is now open. The time is 7:01 P.M. and the date is June 20, 2018. Upon completion of the Work Shop Meeting the regular meeting will convene. Both meetings meet all the criteria of the Open Public Meetings Act.

The Borsellino case went to trial. Judge Troncone remanded the application back to the Ship Bottom Land Use Review Board.

On a motion by Ms. Schmidt, seconded by Mr. Basile and all in favor vote, all aye, the workshop meeting was closed.

REGULAR MEETING

Vice Chairman Tallon stated the following:

The Meeting of the Ship Bottom Land Use Review Board will come to order. The time is 7:07 P.M. and the date is June 20,2018. The time, date and location of this meeting is listed in Resolution 2018-A, which was published in the Asbury Park Press, the Press of Atlantic City and Beach Haven Times. This was also posted on the Bulletin Board in the Municipal Building.

The next regular meeting of Ship Bottom Land Use Review Board is scheduled for July 18, 2018.

The conduct of this meeting is being recorded so all testimony can be clearly heard. At the appropriate time, the meeting will open to the public for any questions and comments. Maximum time period allowed to present testimony, witnesses and other proofs are limited to one hour and may be extended only at the discretion of the board. The meeting will adjourn at 10:30 P.M. with no further testimony being taken unless otherwise ordered at the discretion of the Board. All electronic devices and mobile phones should be turned off at this time.

Will the secretary please call the roll.

Roll call of members: Mr. Basile, Mr. Bishop, Mr. Dixon, Ms. Schmidt, Mr. Fenimore and Vice Chairman Tallon, present. Councilman Butkus, Councilman English, Mr. Hay and Chairman Cooper, absent.

Also in attendance were the Board Attorney, Stuart D. Snyder, Esq., and the Alternate Board Secretary, Kathleen Wells.

CORRESPONDENCE:

The correspondence folder was passed around for all members to review.

MINUTES:

The minutes of the May 16, 2018 meeting were presented to the Board. On a motion by Ms. Schmidt, seconded by Mr. Basile, the minutes were approved as submitted.

Roll Call Vote: Mr. Basile Mr. Bishop, Mr. Dixon, Ms. Schmidt, Mr. Fenimore and Vice Chairman Tallon, all aye.

OLD BUSINESS: NONE

NEW BUSINESS: NONE

RESOLUTIONS:

- A. DOCKET NO. 18:07
 MARIA DAVLOUROS
 102 E 4TH STREET
 BLOCK 130 LOT 12

A motion to approve this resolution was made by Mr. Bishop and seconded by Mr. Dixon. It is as follows:

**RESOLUTION OF MEMORIALIZATION OF THE
 LAND USE REVIEW BOARD OF THE BOROUGH OF SHIP BOTTOM
 COUNTY OF OCEAN AND STATE OF NEW JERSEY
 DOCKET NO. 2018-07V**

WHEREAS, Maria T. Davlouros has made application to the Land Use Review Board of the Borough of Ship Bottom for variances to demolish the existing structure and permit the construction of a two (2) story single family dwelling at property known and designated as Lot 12 Block 130; 102 E. 4th Street in the Borough of Ship Bottom, County of Ocean and State of New Jersey; and

WHEREAS, the Land Use Review Board considered this application at a public hearing on May 16, 2018. The applicant was represented by James S. Raban, Esq. The application dated April 25, 2018 was entered into evidence as Exhibit A-1; the plan prepared by Nelke/Tyszka Land Surveyors, LLC titled "Variance Plan T.M. Lot 12 Block 130 Tax Map Sheet #18 Borough of Ship Bottom, Ocean County, New Jersey" dated March 13, 2018 under signature and seal of Leon J. Tyszka, PLS was entered into evidence as Exhibit A-2; architectural plans prepared by Lomer & Meggitt Architects dated April 23, 2018 under signature and seal of Lara Lomer, R.A. titled "The Davlouros Residence Block 130, Lot 12, #102 E. 4th St, Borough of Ship Bottom, NJ 08008, Ocean County", consisting of a Sheet 1 elevations; and Sheet 2 floor plans, was entered into evidence as Exhibit A-3. The review letter from Owen, Little & Associates, Inc., under signature of Frank J. Little, Jr., dated May 7, 2018 was entered into evidence as Exhibit B-1. Testimony was offered by Lara Lomer, applicant's architect. Public comment was offered by Cheryl Huelsenbeck, the adjoining property owner to the west; and by Anthony Adalft, the adjoining property owner to the east; and

WHEREAS, the Land Use Review Board after considering the Application, documentation entered into evidence, testimony of the witnesses, argument of counsel and public comment has made the following factual findings:

1. All jurisdictional requirements have been met.
2. The applicant is the owner of the property. The property is located in the R-3 Single and Two Family Residential Zone. The property consists of a lot with dimensions of 30 x 100 feet improved with a two story single family dwelling, detached covered decking and two (2) detached sheds. Minimum lot width and lot frontage of 40 feet is required in the R-3 Zone. The minimum lot area required is 4,000 square feet. The subject lot has 30 feet of lot frontage and lot width. The lot contains 3,000 square feet.
3. The existing building coverage is 53.7% and the side yard set backs are 2.04 feet and 4.48 feet, with a combined side yard setback of 6.52 feet; a minimum of 5 feet is required with a minimum combined side yard setback of 15 feet. The existing front yard setback is 9.21 feet. The existing building height is 27.2 feet.
4. Applicant proposes to demolish the existing structures at the site and construct a new two story single family raised home in accordance with the plot plan and architectural plans entered into evidence as Exhibits A-2 and A-3.
5. Applicant is requesting variance relief to permit two (2) stories where only one story is permitted on lots with less than 40 feet frontage and a building height of 24 feet is mandated. Applicant proposes a building height of 30' feet; as the design of the home includes a hip roof, in lieu of a flat roof. The garage height is 8 feet; and the ceiling heights proposed do not exceed 8 feet. Architecturally the height comports with the adjoining properties and the roof design is preferable to a flat roof.
6. The design of the house reflects open decking at the front and rear with a covered deck in the front. The building coverage is proposed at 35%.

Applicant proposes to maintain conforming front and rear yard setbacks. Side yard setbacks are proposed at 5 feet on each side, with combined side yard setbacks of 10 feet. Variances are requested from the 15 foot combined side yard setback requirement.

7. The Board finds that the design of the house at a width of 20 feet, and the proximity to adjoining properties is an improvement to that which exists; and the 10 foot combined side yard setback is acceptable at this property.
8. The new house will be constructed to code; it will meet all building, fire and safety codes and will comply with all FEMA requirements.
9. Applicant shall also provide concrete curbs and sidewalks along the front property line; with depressed curbing of 12 feet pursuant to Ordinance.
10. The air conditioning compressors and outdoor shower are proposed within the building footprint.
11. The applicant will comply with the terms and conditions as set forth in the letter of Frank J. Little, Jr. dated May 8, 2018 entered into evidence as Exhibit B-1.; and

WHEREAS, the Land Use Review Board of the Borough of Ship Bottom has determined that the relief requested by the applicant Maria T. Davlourous for variances to demolish the existing structures and permit the construction of a two (2) story raised single family dwelling with combined side yard setback of 10 feet at a height of 30 feet at property known and designated as Lot 12 Block 130; 102 E. 4th Street in the Borough of Ship Bottom, County of Ocean and State of New Jersey in accordance with the plans entered into evidence as Exhibits A-2 and A-3, can be granted without substantial detriment to the public good and without impairing the intent and purposes of the zone plan and zoning ordinances of the Borough of Ship Bottom. The house to be constructed shall meet all FEMA, health, fire and safety codes; onsite parking will be accomplished; there are other two (2) story homes in the area; the use is permitted; the property will comply with FEMA requirements; the house to be constructed is aesthetically pleasing, and will comport with other properties; the decks shall remain open; and nonconforming setbacks are being eliminated, and nonconforming building coverage is being eliminated; the proposed development will conform to 35% building coverage.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Ship Bottom that the application of applicant Maria T. Davlourous for variances to demolish the existing structures and permit the construction of a two (2) story raised single family dwelling with combined side yard setback of 10 feet at a height of 30 feet at property known and designated as Lot 12 Block 130; 102 E. 4th Street in the Borough of Ship Bottom, County of Ocean and State of New Jersey in accordance with the plans entered into evidence as Exhibits A-2 and A-3, be and hereby is, conditionally approved.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr., P.E., P.P., and C.M.E., dated May 8, 2018, as entered into evidence as Exhibit B-1.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon all construction at the property conforming to FEMA requirements and all building, fire and safety Codes.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant obtaining all requisite permits and Applicant complying with all Federal, State and Local rules regulations and statutes and ordinances effecting this development.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicant obtaining all outside agency approvals from all agencies having jurisdiction over this development.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant's payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicants' compliance with Borough Ordinances, whereupon applicants will install curbs and sidewalks at the property in accordance with Borough codes and as directed and approved by the Borough Engineer.

BE IT FURTHER RESOLVED that the Applicant is required to comply with all ordinances of the Borough of Ship Bottom, and failure to specify compliance herein shall not be deemed a waiver or recommendation by the Land Use Review Board with respect to Borough Ordinances, including the Zoning Ordinances.

BE IT FURTHER RESOLVED that this approval is subject to all conditions

and representations made by applicant, their witnesses and representatives, and as placed on the record at the public hearing conducted on May 16, 2018 when this matter was considered.

BE IT FURTHER RESOLVED that applicants are granted variances from lot area and lot frontage, lot width and lot depth requirements; variances to permit side yard setbacks of 5.0 feet and 5.0 feet with combined side yard setbacks of 10.0' feet; and from the building height requirements, whereupon variances to permit a two (2) story elevated building at the finished building height of not more than 30' feet is granted. This approval is subject to and conditioned upon the applicants' development conforming to the plans as entered into evidence as Exhibits A-2 and A 3

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant complying with all technical revisions and any other requirements as set by the Borough Engineer.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicants' compliance with the Ordinances of the Borough of Ship Bottom, as applicable, with respect to bonding, guarantees, inspection costs and payment of such fees as may be related thereto, including escrow fees as to this application and as may be required by the Board Engineer/Planner and/or Construction Official and/or Secretary to the Board and/or Clerk of the Borough. Any guarantees shall be subject to the written review and approval of the Board Engineer/Planner, the Borough Attorney's office and the Mayor and Council.

BE IT FURTHER RESOLVED Applicant shall file a copy of this Resolution in conjunction with a deed setting forth the conditions contained herein and the specific condition that the decks at the property shall not be converted to heated living space; unless authorized by a change in zoning requirements or further action by this Board or its successor. Said deed shall be filed with the Ocean County Clerk, with a filed copy being provided to the secretary to the Land Use Review Board.

BE IT FURTHER RESOLVED that in the event the conditions set forth herein are not met by July 1, 2019, this Application may be listed by the Board Secretary on the Land Use Review Board Agenda for the meeting of the following month for dismissal, without prejudice, unless the Applicant offers appropriate reasons for the delay, all of which may be considered in the discretion of the Board. Further, it shall be understood that this administrative time limit is not a representation or guarantee by the Board, as existing State law applies, and the Board advises that it continues to be Applicants' obligation to comply with all applicable laws.

Roll Call Vote: Basile, Bishop, Dixon, Schmidt, Tallon, all aye. Fenimore denied the application.

B. DOCKET NO. 18:07
MICHAEL KORENKIEWICZ
411 OCEAN AVENUE
BLOCK 130 LOT 2.01

A motion to approve this resolution was made by Ms. Schmidt and seconded by Mr. Dixon. It is as follows:

**RESOLUTION OF MEMORIALIZATION OF THE
LAND USE REVIEW BOARD OF THE BOROUGH OF SHIP BOTTOM
COUNTY OF OCEAN AND STATE OF NEW JERSEY
DOCKET NO. 2018:08V**

WHEREAS, Michael Korenkiewicz has made application to the Land Use Review Board of the Borough of Ship Bottom for variances to demolish the existing single family house and construct a new two story raised single family home at 411 Ocean Avenue, Lot 2.01 Block 130 in the Borough of Ship Bottom, County of Ocean and State of New Jersey; and

WHEREAS, the Land Use Review Board considered this application at a public hearing on May 16, 2018. The applicant was represented by James S, Raban, Esq. The application dated April 25, 2018 was entered into evidence as Exhibit A-1; the plot plan prepared by East Coast Engineering, Inc. titled "Plot Plan for Korenkiewicz Residence Block 130 Lot 2.01 Ship Bottom Borough, Ocean County, New Jersey" under signature and seal of Jason M. Marciano, P.E., P.P., dated April 24, 2018 was entered into evidence as Exhibit A-2; architectural plans prepared by Architectural plans prepared by

Craig W. Brearley Architect dated April 25, 2018 under signature and seal of Craig W. Brearley, A.I.A. titled “Korenkiewicz Residence Lot 2.01 Block 130 Borough of Ship Bottom, Ocean County, New Jersey”, consisting of a Sheet BD-1 Preliminary Floor Plans; and BD 2 Preliminary Elevations was entered into evidence as Exhibit A-3. The review letter from Owen, Little & Associates, Inc., under signature of Frank J. Little, Jr., dated May 8, 2018 was entered into evidence as Exhibit B-1. Testimony was offered by Jason M. Marciano, who qualified as applicant’s professional engineer and professional planner; and by Michael Korenkiewicz, the applicant. There was not any public comment offered; and

WHEREAS, the Land Use Review Board after considering the Application, documentation entered into evidence, testimony of the witnesses and argument of counsel has made the following factual findings:

1. All jurisdictional requirements have been met.
2. The property is owned by Ferguson Family Holdings, LLC, applicant is a contract purchaser.
3. The property is located on the Oceanfront between 4th and 5th Streets; traversed by the paper street Ocean Avenue to the East. The property is located in the R-3 Single and Two Family Zone. The property is accessible by a ten (10’) foot access easement from 4th Street which traverses Lot 4.02 and 4.01, each oceanfront lots with fifty (50’) foot frontage. The subject property is forty (40’) feet wide.
4. The lot is improved with a one and a half story single family home; applicant proposes to demolish the existing structure and construct a new two story single family raised home at the property. The property does not front on an improved street; the access easement provides adequate access for emergency vehicles; there easement is open and not obstructed.
5. Applicant is requesting variance relief to provide a setback of 12.5 feet to the front (westerly) setback where 15 feet is required. The 12.5 foot setback is to a bay window; the setback to the building wall is 13.5 feet and the setback to the garage door at grade is 17 feet. The remaining bulk conditions will conform to the zoning requirements.
6. Applicant is also requesting variance relief under Ordinance 16.08.020 which references the appeal under N.J.S.A. 40:55d-36. N.J.S.A. 40:55d-35 requires a building lot to abut a street as a condition precedent for construction. The subject property does not abut a street whereupon Applicant is seeking relief by way of appeal pursuant to N.J.S.A. 40:55d-36. The board finds that applicant has demonstrated the criteria for the relief; as there is adequate access to the property to provide adequate access for firefighting equipment, ambulances and other emergency vehicles necessary for the protection of health and safety. The property is currently developed; and services have not been curtailed.
7. The proposed construction will include a garage at grade with two (2) stories of living space constructed above.
8. The air conditioning and outside showers are located under the house within the proposed footprint. According to testimony from applicants engineer, there is adequate space and clearance.
9. The building height will not exceed 32 feet; and shall conform to Ordinance.
10. The existing deck encroaches over the oceanfront building line, this condition will be abated; the nonconforming side and rear yard setbacks will be eliminated with the new construction.
11. The Board adopts the contents of the May 8, 2018 letter from Frank J. Little, Jr. entered into evidence as Exhibit B-1, as if set forth herein at length.
12. All construction shall conform to all building codes and FEMA regulations, and all grades shall conform to the requirements of the Ship Bottom Building Department: and

WHEREAS, the Land Use Review Board of the Borough of Ship Bottom has determined that the relief requested by the applicant Michael Korenkiewicz for variances to demolish the existing single family house and construct a new two story raised single family home at 411 Ocean Avenue, Lot 2.01 Block 130 in the Borough of Ship Bottom, County of Ocean and State of New Jersey can be granted without substantial detriment to the public good and without impairing the intent and purposes of the zone plan and zoning ordinances of the Borough of Ship Bottom as the front yard setback of 12.5 feet to

a bay window and 13.5 feet to the building wall is an improvement to the existing 11.5 foot setback. The setback will not impair the light air or open space of the adjoining property. The property is accessible by a ten (10') foot easement; that is not obstructed; and provides adequate access for fire and other emergency vehicles; whereupon the health and safety of the occupants are protected. The encroachment over the oceanfront building line is being eliminated; and the remaining nonconforming setbacks will now conform. The use is permitted in the zone; and the house will conform to FEMA requirements and current building codes.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Ship Bottom that the application of Michael Korenkiewicz for variances to demolish the existing single family house and construct a new two story raised single family home at 411 Ocean Avenue, Lot 2.01 Block 130 in the Borough of Ship Bottom, County of Ocean and State of New Jersey, be and hereby is, conditionally approved.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant's compliance with all terms and conditions of the letter of the Board Engineer, Frank J. Little, Jr., P.E., P.P., and C.M.E., dated May 8, 2018, as entered into evidence as Exhibit B-1.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant obtaining all requisite permits and Applicant complying with all Federal, State and Local rules regulations and statutes and ordinances effecting this development. Variance relief is granted under N.J.S.A. 40:55D-36; to permit the development on an unimproved street; and to permit a front (westerly) set back of 12.5 feet; as reflected on the plans.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon applicant obtaining all outside agency approvals from all agencies having jurisdiction over this development; including but not limited to Ship Bottom Water and Sewer Department.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant's payment of all taxes and all other applicable assessments, and Applicant satisfying all fees and escrow fees as may be required.

BE IT FURTHER RESOLVED that the Applicant is required to comply with all ordinances of the Borough of Ship Bottom, and failure to specify compliance herein shall not be deemed a waiver or recommendation by the Land Use Review Board with respect to Borough Ordinances, including the Zoning Ordinances.

BE IT FURTHER RESOLVED that this approval is subject to all conditions and representations made by applicants and their witnesses and as placed on the record at the public hearing conducted on May 16, 2018 when this matter was considered.

BE IT FURTHER RESOLVED that this approval is subject to and conditioned upon Applicant complying with all technical revisions and any other requirements as set by the Borough Engineer.

BE IT FURTHER RESOLVED that in the event the conditions set forth herein are not met by Jul 1, 2019; this Application may be listed by the Board Secretary on the Land Use Review Board Agenda for the meeting of the following month for dismissal, without prejudice, unless the Applicant offers appropriate reasons for the delay, all of which may be considered in the discretion of the Board. Further, it shall be understood that this administrative time limit is not a representation or guarantee by the Board, as existing State law applies, and the Board advises that it continues to be Applicants' obligation to comply with all applicable laws.

Roll Call Vote: Basile, Bishop, Dixon, Schmidt, Fenimore, Tallon, all aye.

C. MASTER PLAN

A motion to approve this resolution was made by Ms. Schmidt and seconded by Mr. Bishop. It is as follows:

RESOLUTION OF MEMORIALIZATION

RESOLUTION OF THE LAND USE REVIEW BOARD OF THE BOROUGH OF SHIP BOTTOM CONCERNING THE 2018 PERIODIC RE-EXAMINATION OF THE MASTER PLAN AS SET FORTH IN N.J.S.A. 40:55D-89 et. seq.

WHEREAS, the purpose of a Master Plan is to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the

general welfare; and

WHEREAS, the master plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, certain required elements and where appropriate additional elements; and

WHEREAS, the master plan shall set forth at a minimum the following mandatory elements:

(1) A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;

(2) A land use plan element (a) taking into account and stating its relationship to the statement provided for in N.J.S. 40:55D-28; 19 (b) (1), and other master plan elements provided for in N.J.S. 40:55D-28; 19 (b) (3) through (12) and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands; (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983", P.L. 1983, c.260 (C. 6:1-80 et seq.); and (d) including a statement of the standards of population density and development intensity recommended for the municipality; and

WHEREAS, in February 1979 the original master plan for the Borough of Ship Bottom was adopted in accordance with the provisions then set forth in the Municipal Land Use Act N.J.S. 40:55D-1 et seq. The 1979 Master Plan outlines a plan for the continued development of the community and serves as the foundation upon which the development ordinances are based; and

WHEREAS, pursuant to N.J.S. 40:55D-89, the governing body shall, at least every ten (10) years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality. The first such reexamination had been completed on October 20, 1982. The next reexamination had been completed on August 17, 1988, and the third reexamination took place in February 1992 and the fourth reexamination was completed on July 19, 2000 and the fifth reexamination was completed on August 30, 2006. Thereafter, a reexamination shall be completed at least once every ten (10) years from the previous reexamination; and

WHEREAS, the reexamination report shall state:

a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations at last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality; and

WHEREAS, pursuant to N.J.S. 40:55D-89 the 1979 Master Plan was reexamined in 1992 and said report was adopted in February, 1992; same of which is incorporated herein by reference and made a part hereof as if fully set forth herein; and

WHEREAS, the Master Plan was again reexamined by the Land Use Review Board at a public hearing on January 15, 1998; and was adopted by a resolution memorializing the reexamination; and

WHEREAS, at a public hearing conducted on June 28, 2000 the Land Use Review Board adopted its' reexamination report, entitled "Ship Bottom Land Use Board (Planning Board) 2000 Report on The Reexamination of the Master Plan of the Borough of Ship Bottom", dated June 1, 2000; and

WHEREAS, at a public hearing conducted on August 30, 2006 the Land Use Review Board adopted its' reexamination report, entitled "Ship Bottom Land Use Board (Planning Board) 2006 Report on The Reexamination of the Master Plan of the Borough of Ship Bottom", dated August 16, 2006;

WHEREAS, the Land Use Board of the Borough of Ship Bottom has been carefully working on the current reexamination of the Master Plan of the Borough of Ship Bottom; and

WHEREAS, the Land Use Review Board understands that to lawfully comply with N.J.S. 40:55D-89 the reexamination must be completed; and

WHEREAS, on August 30, 2006 the Land Use Review Board has conducted a public hearing concerning the reexamination of the Master Plan, said meeting being properly noticed to the Borough Mayor and Council; Clerks of adjoining municipalities and upon notice to the Ocean County Planning Board; and notices of said hearing being published according to law; and

WHEREAS, on the 16th day of May, 2018 the Land Use Review Board of the Borough of Ship Bottom adopted the reexamination report entitled "Ship Bottom Comprehensive Master Plan Re-Examination" dated April 26, 2018; and

NOW THEREFORE, BE IT RESOLVED that the municipal Land Use Board of the Borough of Ship Bottom adopts all of the recommendations contained in the Ship Bottom Comprehensive Master Plan Re-Examination dated April 26, 2018 together with the comments of the Board members and general public during the Public Hearing of May 16, 2018.

BE IT FURTHER RESOLVED that this Resolution and the Ship Bottom Comprehensive Master Plan Re-Examination dated April 26, 2018 shall be delivered to the Borough Mayor and Council, the Ocean County Planning Board and the Municipal Clerks of all adjoining municipalities, in accordance with N.J.S. 40:55D-89 et seq.

BE IT FURTHER RESOLVED that the Ship Bottom Land Use Review Board adopted a Storm Water Management Plan by Resolution on April 19, 2006 which remains consistent with N.J.A.C. 7:8.

BE IT FURTHER RESOLVED that the Ship Bottom Borough Municipal Council continue its' revisions of the New Jersey Department of Environmental Protection Municipal Public Access Plan and upon completion adopt by resolution its' updated Municipal Public Access Plan.

Roll Call Vote: Basile, Bishop, Dixon, Schmidt, Fenimore, Tallon, all aye.

BOARD BUSINESS

There was discussion regarding asking applicants to submit an electronic copy of the application along with paper application.

A motion to amend the Land Use Board check list for the electronic copy was made by Ms. Schmidt and seconded by Mr. Dixon.

Roll Call: Basile, Bishop, Dixon, Schmidt, Fenimore, Tallon, all aye.

ADJOURNMENT:

On a motion by Mr. Dixon seconded by Ms. Schmidt and an all aye vote, Vice Chairman Tallon adjourned the meeting at 7:16 P.M.

Kathleen Wells, Alternate Secretary
Land Use Review Board