

**VILLAGE OF LOCH ARBOUR
PLANNING BOARD
MINUTES –REGULAR MEETING
September 13, 2023**

THE REGULAR MEETING OF THE VILLAGE OF LOCH ARBOUR PLANNING BOARD WAS HELD IN THE VILLAGE OF LOCH ARBOUR MUNICIPAL BUILDING, 550 MAIN STREET, LOCH ARBOUR, NEW JERSEY ON WEDNESDAY, SEPTEMBER 13, 2023 AND WAS CALLED TO ORDER BY CHAIR PERSON, ROBERT FERNICOLA AT 7:30 PM.

Salute to the Flag. THE SECRETARY CALLED THE ROLL. PRESENT WERE: Mayor Fernicola, Ms. Appello, Mr. Cumiskey, Mr. R. Fernicola, Mr. Wiener, Ms. Wilusz, Mr. Maisto. Absent were Commissioner D' Angelo, Mr. Santos.

The Board Secretary announced the notice requirements of C. 231, P.L. 1975, have been met by transmitting the notice of this Regular Meeting to the Planning Board's two designated newspapers on January 17, 2023 posting a copy of the notice on the Municipal Building bulletin board, and filing a copy of the notice with the Municipal Clerk on the same date.

CORRESPONDENCE – None

MINUTES

UPON MOTION of Mr. R. Fernicola, seconded by Ms. Appello, carried, the following minutes are hereby approved as submitted.

- Regular Meeting of the Planning Board held on May 10, 2023;

Recorded Vote:

Ayes: Mayor Fernicola, Ms. Appello, Mr. R. Fernicola, Mr. Wiener, Mr. Maisto

Nays: None Abstain: Mr. Cumiskey, Ms. Wilusz Absent: Commissioner D' Angelo, Mr. Santos

UPON MOTION of Mr. R. Fernicola, seconded by Mayor Fernicola, carried, the following minutes are hereby approved as submitted.

- Regular Meeting of the Planning Board held on June 14, 2023;

Recorded Vote:

Ayes: Mayor Fernicola, Mr. R. Fernicola, Mr. Maisto

Nays: None Abstain: Ms. Appello, Mr. Cumiskey, Mr. Wiener, Ms. Wilusz

Absent: Commissioner D' Angelo, Mr. Santos

OLD BUSINESS

A. Memorialize Resolution – 337 Euclid Avenue, Block 3, Lot 16

Resolution was tabled. The Resolution will be prepared and distributed to all Board members prior to the next scheduled Planning Board Meeting.

NEW BUSINESS –

A. 5 Buena Vista Court, Block 2, Lot 9 (Major Alteration)

An Application for a Certificate of Appropriateness was received regarding 5 Buena Vista Court, Loch Arbour, New Jersey.

William and Lauren McBain appeared before the Board. The parties were sworn in. Mr. McBain testified they are seeking a Certificate of Appropriateness for a Major Alteration for exterior renovations to the

existing enclosed back porch. He testified the enclosed porch would be rebuilt; roof to remain, new floor, new framing, new windows; new door and the siding will match the front of the home with “cedar impression: siding. A new landing and stairs would be installed also. The direction of the stairs is being proposed to change, not the location. He testified that all renovations within the footprint of the existing structure. The applicants also testified that they desire to remove the 2 windows one on the south side and one on north side of the house. This would give them more privacy.

The Board discussed with the applicants the significance of removing the windows. Also discussed were the proposed materials being used. Mr. McBain testified the lattice on the bottom portion of the porch, will match the front of the home.

UPON MOTION of Mr. R. Fernicola, seconded by Mayor Fernicola, carried the meeting be opened to the public regarding this application only.

No Public Comment. UPON MOTION of Mr. R. Fernicola seconded by Ms. Appello, carried the meeting be closed to the public.

Recorded Vote:

Ayes: Mayor Fernicola, Ms. Appello, Mr. Cumiskey, Mr. R. Fernicola, Mr. Wiener, Ms. Wilusz, Mr. Maisto

Nays: None Absent: Commissioner D’ Angelo, Mr. Santos

UPON MOTION of Ms. Appello, seconded by Mr. R. Fernicola, carried a Certificate of Appropriateness (MAJOR) be granted for the application for 5 Buena Vista Court, Loch Arbour, New Jersey, Block 2, Lot 9 with any and all conditions will be set forth in the Resolution. The Resolution will be memorialized at the next regular scheduled Planning Board Meeting.

Recorded Vote:

Ayes: Mayor Fernicola, Ms. Appello, Mr. Cumiskey, Mr. R. Fernicola, Mr. Wiener, Ms. Wilusz, Mr. Maisto

Absent: Commissioner D’ Angelo, Mr. Santos

DISCUSSION -

A. Pending Applications–

Cumiskey, 112 Euclid Avenue, Block 9, Lot 2

Variance – Certificate of Appropriateness – Notice was deemed defective.

Matter will be re-noticed.

101 Edgemont Drive, Block 9, Lot 13.01

Application of Appeal

B. Next Planning Board Meeting – scheduled for Wednesday, October 11, 2023. The Board is not available to make a quorum on said date. There is a tentative date scheduled for the next Planning Board Meeting for October 25, 2023.

C. Local Government Ethics Law Financial Disclosure Statement – All local government officials are required to complete and file a Financial Disclosure Form with the Municipal Clerk annually on or before April 30th of each year. The State is requiring all forms be electronically filed. The information was sent to each official, so that the form can be completed online and transmitted to the State.

PUBLIC COMMENTS

UPON MOTION of Mr. R. Fernicola, seconded by Mayor Fernicola, carried that the meeting be opened to the public.

There being no public present, **UPON MOTION** of Mr. R. Fernicola, seconded by Ms. Appello, carried that the meeting to be closed to the public.

There being no further business, and UPON MOTION of Mayor Fernicola, seconded by Mr. R. Fernicola, carried that the meeting be adjourned at 8:05 p.m.

Marilyn Simons, Board Secretary