

Mr. Schoner testified there are two water/sewer meters for the house located at 216 Church Street.

Mayor Robbins asked are there two services from the watermain or is there one service coming off the watermain then split.

Mr. Schoner replied he has not found whether there are two services or one service from the watermain adding public works is looking into the matter.

Board Chairman Burton asked if there is access between the two homes inside the house.

Mr. Schoner responded no adding access to each home is from the outside.

Borough Engineer John LeCompte, filling in for Alan Dittenhofer, asked if the footprint of the home will remain the same.

Mr. Schoner answered in the affirmative.

Mr. Burton stated the plans that Mr. Schoner presented show no firewall in between the two homes adding a firewall is needed all the way up through the entire home.

Mr. Schoner asked about fireproof sheetrock.

Mr. Burton replied whatever the fire code calls for, that is what needs to be followed.

Mayor Robbins stated Mr. Schoner needs to submit plans which will be reviewed by the construction official.

PUBLIC COMMENTS:

Time opened: 7:48 pm

Alan Hurley, 219 Cedar Street, questioned the water and sewer for the house.

Mr. Schoner responded he is in the process of finding the water and sewer pipes coming into the house.

Mayor Robbins stated the borough will expect separate water service for each unit from the watermain and four-inch sewer lines coming from each unit going to the main sewer line.

Mr. Hurley asked if there was running water going into the house.

Mr. Schoner responded there is no running water at this time, adding he has “guttled” the entire house.

Mr. Hurley asked how long has the house been vacant.

Mr. Schoner responded for years.

Mr. Hurley asked if it has been abandoned for years would that be considered abandonment of use.

Land Use Attorney Adam Pfeffer responded no use of the two-family house does not considered abandonment of use. Mr. Pfeffer stated if the wall that separates the two units was removed to make one unit, that would be an invert action.

Mr. Hurley asked will the house have to be brought up to code.

Land Use Chairman Burton responded Mr. Schoner will have to submit a permit along with two sets of plans from an architect which in turn will be reviewed by the construction department.

Mr. Schoner stated he is aware he has to get permits along with plans before he starts working on the house. Mr. Schoner also stated that there is a fire wall in the house that he did not remove along with two separate kitchens.

Rita Hansen-Treadway, 213 Church Street, stated she has lived in Lakehurst for 13 years and has never see anyone live at 216 Church Street. Ms. Hansen-Treadway feels allowing this house to be a two-family house will take away the beauty of Church Street.

Karen McPartlin, 17 Lake Shore Drive, asked if a two-family house is converted to a single-family house, can it be converted back to a two-family house. Ms. McPartlin stated she is a real estate agent and that when 216 Church Street went up for sale, she walked through the house adding it was a disaster and saw it was a single-family house. Ms. McPartlin also stated 216 Church Street was listed as a single-family house and sold as a single-family house.

Mayor Robbins stated he too walked through 216 church Street and saw two separate entrances.

Mr. Schoner stated he is not changing the footprint of the house adding he is “cleaning it up”. Mr. Schoner also stated there are two gas meters and four electric meters.

Stephen Childers, 314 Union Avenue, stated in 1978 two families did live in 216 Church Street, Marge lived on one side and Skip lived on the other side. Mr. Childers also pointed out that if a two-family house is converted to a single-family house and would like to go back to a two-family house, it can by coming back to the Land Use Board adding there is no ordinance that says you can or cannot.

Time closed: 8:15 pm

