

Seaside Heights Planning Board

Minutes from Meeting

Monday February 1, 2016 6:00pm, Court Room over Fire House

FORMAL MEETING:

Opening: *Chairman Steve Sansone called meeting to order at 7:03pm*

Roll Call: *Present: Steve Sansone, Chris Vaz, Michael Carbone, Frank C. Gorman, John Martinez, Frank Gorman, Ray Nebus*
Absent: Lou DiGiulio, Peter Jarkezian

Approval of Minutes from January 27, 2016: There were no minutes to approve as the 1/27/16 meeting was cancelled. This was due to approved meeting schedule was not published in the newspaper.

RESOLUTION 16-03: Appointing Rob Greitz, Esq., Steven Zabarsky, Esq, and Citta, Holzapfel, and Zabarsky Law Firm as Attorneys and Law Firm for the Seaside Heights Planning Board for the year 2016.

Moved by Michael Carbone Second by Frank C. Gorman. Unanimously approved.

RESOLUTION 16-04: Bl. 35 Lot 18- 42 Sampson Ave.-Paul Merk- Residential Zone

Allowing construction of a 2-family structure with garage to the rear of 40'x100' foot property and granting a variance for pre-existing non-conformity of side yard setback at existing house.

Moved by John Martinez Second by Kimberly Parker. Unanimously approved.

RESOLUTION 16-05: Bl. 39 Lot 4.02- 1118 Boulevard- Kathleen Peterson- Retail Business Zone

Allowing variances to add entry/exit porch and stairs to access the three doors in the house and to subdivide the property into (2) 40'x95' lots.

Moved by Michael Carbone Second by Ray Nebus. Unanimously approved.

RESOLUTION 16-06: Bl. 49 Lot 3 & 36- 207 Carteret Ave.-Mark III Motel- George Lauterbach- RB Zone. Granting variance for the construction of a pool (which has already been constructed).

Moved by Michael Carbone Second by Kimberly Parker. Unanimously approved.

RESOLUTION 16-07: Bl. 58 Lots 1.02, 3, & 3.01- 1217 Ocean Terrace- Ralph & Monica Tompkins Trust. Granting a one year extension for the subdivision of an 80'x156' property so that they can file with Ocean County Planning Board.

Moved by Michael Carbone Second by Ray Nebus. Unanimously approved.

WORKSHOP MEETING:

Bl. 28 Lots 7, 21, 23, & 27- 309-21 Hamilton Ave, 323 Hamilton Ave., 36-314 Bay Boulevard- Walters Group-Seaside Senior Apartments, LLC

Proposal of new construction to build 91 apartments with 24 parking spaces. There will be a deed restriction requiring residents to be 55 years of age and older and residents will be restricted to an income limit.

Attorney Joseph Del Duca, Ed Speitel, Jr. and Senior, Engineers, Jim Last Name Unknown, Architect attended the meeting representing the Walters Group regarding the proposed Seaside Senior Apartments. The displayed blueprints and photos of plan for a 3 story building with 82 One bedroom apartments and 9 Two bedroom apartments. They are proposing that .5 parking spaces per unit will be supplied. Building will be built at base flood elevation plus 1 foot. There will be private trash collection. An on-site emergency generator will be installed. Each unit will have a full kitchen and built in washer and dryer. There will be an elevator, a fitness center, community room going out to a patio. There will be two secure entrances with intercoms. Fire sprinklers throughout the building. There will be 24 hour access to the building for emergencies.

They propose to demolish the Travel Inn and Lumber Yard on Hamilton Ave. to build the apartment complex. The property complies with town ordinances and will not be asking for any variances. A waiver for parking spaces will be requested as the property is on a public right of way. They are looking for a deal with the town that town gives parking on Hamilton Ave. to the Senior Apartments.

Major issue that came up was parking spaces. Will residents be upset that there is dedicated parking for Apartments and not for residents who are not able to get parking permits near their property.

Rob Greitz will review conversations between Walters Group and the town attorney, Cippriani.

Bl. 48 Lot 36- 211 Sampson Ave.- John Anthony Cabeza- Low-Density Residential Zone

Height for front building: 27' allowed: after getting new contractor, the house was set down and is now 31' to peak of roof. Applicant is asking for a height variance.

This will be heard at the February 24, 2016 Meeting

*Submitted by:
Sherrill R. S.*