

MINUTES

Seaside Heights Planning Board

Monday February 24, 2016 6:00pm, Court Room over Fire House

FORMAL MEETING:

Opening: *Meeting Start 6:08 pm*

Roll Call: Present- *Chris Vaz, Peter Jarkezian, Michael Carbone, Frank C. Gorman, Frank Gorman
Kimberly Parker, Ray Nebus*

Absent- *Steve Sansone, John Martinez*

*IN THE ABSENCE OF THE CHAIRMAN, STEVE SANSONE & VICE CHAIRMAN, JOHN
MARTINEZ, FRANK C. GORMAN SAT IN AS CHAIRMAN.*

Approval of Minutes from 2/1/2016: *Unanimous*

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.

*Damian Del Ducca, Esq. representing Walters Group-Seaside Senior Apartments, LLC appeared
with Ed Walters, co-applicant for a public review and request for Preliminary Site Plan approval.*

**Edward C. Speitel, Lic. Planning Engineer was sworn and testified that the original plan will
shift the building to get 43 parking spaces on site. They will need a variance for a front yard set-
back. They are seeking RSIS exemption. On Hamilton Ave. there are 4 spaces adjacent to the
property. If they can add 9 spaces there will be a total of 11 spaces on Hamilton Ave.*

PHOTOS MARKED INTO EVIDENCE:

A-1 Photo of existing conditions on Hamilton Ave.

*A-2 Drawings of proposed building with Front, Rear, and Side Elevations, including windows,
siding, railing and door placement.*

A-3 Drawings of footprint of building with landscaping and parking spots.

*A-4 3-D Black and White drawing of the external face of the building on Hamilton and Bay Aves
depicting the signature corner with 3 story glass lobby, porch, patio and balcony on top of the
3rd story.*

A-5 Drawings of the lay out of the apartments and other rooms in the interior of the building.

**Joseph Del Ducca was sworn and testified that parking issues will be addressed in tenants'
leases.*

**James Haley, Architect, was sworn and testified to the architectural structure and integrity of
the building.*

**John McCormack, Traffic/Civil Engineer, was sworn to discuss the impact on the neighborhood based on the amount of new traffic the building may generate and that it will have minimal impact.*

PUBLIC PORTION

The Board asked those within the 200' Radius if they had any questions or comments.

**Mike Ceraro, President of the Italian American Club is concerned that the parking for the apartments will affect the members of the club and would like to get a loading zone in front of the club and to be allowed to use the State owned lot with a valet.*

**Ellen Fayta and Bobbie Fourness sworn. They reside directly to the east of the proposed building and wanted to know what kind of drainage there will be. Also informed by the applicants that there will be a 6' fence behind the apartments separating them from their home. They wanted to know when construction will begin.*

**Bill Brasier sworn his concerns are with water run-off and snow removal. Applicant answered that there will be storm drains, a retaining wall, and in-house snow removal.*

Board then opened questions to public

**Ray Nebus (speaking as an Executive Board Member of the Italian American Club and NOT for Planning Board) voiced concern about the parking for the Club and also stated that he is happy to have the proposed building in Seaside Heights.*

General consensus of all attending was very positive about the new construction.

Motion by Michael Carbone and Second by Peter Jarkezian to adopt a resolution to approve the Preliminary Site Plan for this application. Unanimous yes votes by Chris Vaz, Frank C. Gorman, Kimberly Parker and Frank Gorman. To be memorialized at 2/29 meeting

Bl. 99.02 Lot 1.01- Courtesy Review of Property owned by the Borough of Seaside Heights. Requesting a minor subdivision of the lots.

Resolution 16-08- Approving Subdivision Bl. 99.02 Lot 1.01 .

Attorney George Gilmore representing the Borough of Seaside Heights for a courtesy review of a minor subdivision of the lots. A portion of the property will be transferred to the Casino Pier.

Resolution No. 16-08 was memorialized granting the minor subdivision of this property.

Motion by Michael Carbone, Second by Ray Nebus, Unanimous yes votes by Chris Vaz, Frank C. Gorman, Kimberly Parker and Frank Gorman & Peter Jarkezian.

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.

John Anthony Cabeza sworn in to discuss his application for a height variance

**Kenny Roberts was sworn as Zoning Officer-testified that the original BFE is 32 feet. Raising bottom of floor to top of joists should be 11.5 feet the NEW elevation is 14.7 feet. Mr. Cabeza is acting as the contractor on his own home, the State said that the contractor should know what they are doing. Kenny stated that the permits were after the fact.*

Chris Vaz asked Mr. Cabeza if when he got the application was it possible that there was a mistake in the plans that went unnoticed.

Ray Nebus asked if the L-Certs could have been wrong.

Doug Klee stated that the elevation certificate could go 2' one way or the other (higher or lower)

Rob Greitz explained to applicant that there is a 3.07 foot variance and that he needs to explain to the Board WHY the Board should grant that variance.

The Planning Board's consensus was that Mr. Cabeza should retain a lawyer and an engineer to assist him in presenting evidence to the Board to prove that the positive aspects outweigh the negative to approve this height variance.

Chris Vaz asked the Board to consider waiving the applicant's fees for publication of the meeting.

Motion to carry this matter and to waive fees made by Frank C. Gorman, seconded by Kimberly Parker unanimous yes votes by Chris Vaz, Peter Jarkezian, Michael Carbone, Frank Gorman.

This will be put on a future agenda as soon as contacted by Mr. Cabeza's attorney.

Motion to adjourn meeting at 8:00 pm by Michael Carbone second by Kimberly Parker

Submitted by Sherri Sieling, Planning Board Secretary

A handwritten signature in black ink, appearing to read "Sherri Sieling". The signature is stylized and cursive, with a large, sweeping flourish at the end.