

Seaside Heights Planning Board Meeting
MINUTES
Wednesday July 27, 2016 6:00pm
Court Room over Fire House

Opening: *Chairman Steve Sansone called the meeting to order at 6:00 pm*

Roll Call: *Present: Steve Sansone, Peter Jarkezian (left after the memorialization of Resolution), Michael Carbone, Kimberly Parker, Frank Gorman, Bill Brasier, Keith Marino*

Absent: Chris Vaz, John Martinez, Frank C. Gorman

Motion to Approve Minutes: 1. May 25, 2016

Motion by Michael Carbone, Second by Kim Parker- Unanimous approval.

Bl. 57 Lot 7 & 7.01 – 1303 Ocean Terrace – Mildred Tompkins – Zone RR

Applicant is requesting a minor subdivision of their residential/commercial property to relocate the property line in order to properly demarcate the boardwalk site from the residential site. Applicant will additionally apply to the Ocean County Planning Board. They are seeking a waiver of a Flood Elevation Certificate because the structures are existing and no improvements are proposed.

David Casadonte, Esq. represented the applicant. He stated that Richard Tompkins (applicant) and Joseph Kociuba, Engineer from KBA Engineering are present and available to testify and answer any questions. Casadonte explained that here are 2 lots 7 & 7.01, but there is no evidence of a prior subdivision. The property was purchased in the 60s and developed in the 70s with 2 structures/4 units, a small parking lot and a building on the boardwalk. Their purpose for the application is to demark the property for a minor subdivision so that the exact location of the lots can be recorded. They are asking for a minor variance for front, side and depth measurements of the set-backs on property. Doug Klee stated that his review of the application showed this to be administrative housekeeping and that the variances are in order and appropriate.

Casadonte added that they are asking for a waiver of the flood certificate since they are NOT adding any additional structures.

No questions or comments from Board Members or public.

Motion to adopt a resolution by Michael Carbone, Second by Kimberly Parker

Yes votes: Steve Sansone, Kimberly Parker, Frank Gorman, Bill Brasier, Keith Marino

VOTE TO MEMORIALIZE RESOLUTION AT AUGUST 24, 2016 MEETING.

**Bl. 51 Lot 45 -205 Fremont Avenue- Fremont By the Bay, Inc. (Michele Paolino, Barbara & Victor Gil)
Zone – Retail Business**

This is a site plan application where applicant is proposing to build 5 townhouses on this vacant property. The property is 7000 square feet. They have not listed any variances because they want to explain the proposal to the Board. This applicant was approved in 2008 to build these townhouses, the resolution is included with their application. They are requesting a waiver to place a sign, larger than the allowed 3'x2', while the homes are being built, to create sales interest.

Samuel Brown, Esq. representing the applicant. He stated that this project was approved in 2008 but has been postponed for financial reasons. Will be presenting the engineer to testify with details.

Jayesh Patel, Engineer and professor of engineering of Crest Engineering Associates was sworn and qualified as an expert.

Patel stated that the applicant is not asking for any variances.

This project will be a 5 unit, 3 story townhouse building with garages underneath.

They are proposing 2 parking spaces per unit although the RSIS requirement is 12 spaces, they will be providing 10 and stated that there are 2 additional metered spaces in the street on Fremont Ave.

Brown referred to the letter of observations drawn up by Doug Klee and asked Patel if there were any issues to address, he responded, "no".

-Kimberly Parker wanted to know what they proposed for the exterior.

-EXHIBIT A was marked into evidence- Sketch of the exterior façade of proposed building with front elevation.

Brown asked that having stone veneer, which was previously discussed at the workshop, NOT be a condition of approval of this project. He said the applicant finds them to break and not be very durable.

-Brown stated that the fence will conform with zoning conditions.

-Brown explained that the A/C units will NOT be on the ground and will comply with BFE. They understand that they need to be within the set-back and may possibly put A/C units on the roof.

-*Doug Klee pointed out that the A/C is on the roof per the plans submitted by Crest Engineering.* There was some discussion afterward about putting A/C behind the garage in a storage area or in the attic also.

Storm Water Management: Brown said there will no problem complying Doug's review and recommendations regarding storm water.

Kim Parker asked about the proposed sign to advertise the townhouses- Brown reported that it will be no larger than 3'x2' which is the allowable size by ordinance, therefore no variance is necessary.

There will be a condition that upon sale of the last unit, the sign must be removed.

Public Portion:

Bob Giaella, 206 Hancock Avenue was sworn in.

He stated that he was very happy to see that they are going to build something on that site. He reviewed the Site Plan. Concerned about the property off-sets 3' on the back of his property and 3' off the neighbor's on Fremont Ave., wondering where the garbage will go. Garbage will be in individual units/garages, not a dumpster. Also has concerns about drainage and stated that there are two problem spots on the property at the south west corner of the property. Giaella also voiced concern about the chicken wire fence that is not visually pleasing. Brown stated for the applicant that the applicant will work with all neighbors to work cooperatively.

Doug Klee pointed out that there was a proposed 6 foot chain link fence to block off the property, again, not aesthetically pleasing.

Bill Brasier had a question about the parking and believes that "Piggy Back" parking is not a good method. Brown stated that there will be two vehicles, indoors, in the garage parked one in front of the other.

*Motion to adopt a resolution by Michael Carbone, seconded by Frank Gorman
Yes votes by Steve Sansone, Kimberly Parker, Bill Brasier, and Keith Marino.*

VOTE TO MEMORIALIZE RESOLUTION AT AUGUST 24, 2016 MEETING.

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.

To memorialize resolution 2016-11 granting the variance for this application.

Steve Zabarsky read Resolution 2016-11 aloud.

Motion to approve the resolution by Michael Carbone Seconded by Peter Jarkezian

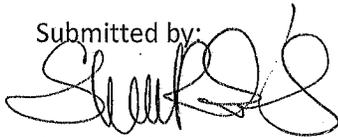
Unanimous yes votes by: Steve Sansone, Frank Gorman

Next Scheduled Workshop: Monday, August 1, 2016

Next Scheduled Formal Meeting: Wednesday, August 24, 2016

Minutes of Planning Board Meetings are not verbatim and not official until the minutes are approved.

Submitted by:



Sherri R. Sieling