

MINUTES

Seaside Heights Planning Board
REORGANIZATION Meeting
Wednesday, January 4, 2017 6:00pm
Court Room over Fire House

Opening: **Meeting called to order at 6:03 pm**

Roll Call:

Present: Steve Sanzone, Chris Vaz, Peter Jarkezian, Michael Carbon, Frank C. Gorman, Kimberly Parker, Frank Gorman, Bill Brasier, Pat Calinda

Absent: John Martinez, Mike Graichen

Motion to Approve Minutes: From December 28, 2016 Meeting **To be approved at the January 25, 2017 meeting.**

Swearing in of members for new terms:

Chris Vaz, Michael Carbone, Frank C. Gorman, Peter Jarkezian,

All sworn in by Steve Zabarsky, Esq. Signed Oaths of Office on file with P. B. Secretary.

Discuss 2017 Meeting Dates. If dates are satisfactory, memorialize **Resolution 17-1 Motion to approve meeting dates by Mike Carbone, Second by Frank C. Gorman All in favor.**

Resolution 17-2 Appointing Owen, Little, and Associates, Inc. as Seaside Heights Planning Board Engineer.

Motion in favor of appointment by Mike Carbone, Second by Kimberly Parker.

All in favor.

Resolution 17-3 Appointing Citta, Holzapfel & Zabarsky Law Firm as Seaside Heights Planning Board Attorneys.

Motion in favor of appointment by Peter Jarkezian, Second by Chris Vaz.

All in favor.

Chris Vaz made a motion, Second by Michael Carbone to adopt a resolution appointing Sherri Sieling as the Seaside Heights Planning Board Secretary. Resolution to be memorialized at the January 25, 2017 meeting.

Block 59 Lots 5 & 8 – 1101 Ocean Terrace – Blue Whale LLC- Zone: Resort Recreational
The applicant is proposing to subdivide this property to create 4 lots. Two lots will front the boardwalk and two will front Ocean Terrace. The applicant is requesting the subdivision for 4 lots for future construction of residential units that were approved on a prior occasion, which allows more residential units than permitted by code.

MEMORIALIZE RESOLUTION 17-4

**Motion made by Michael Carbone, Second by Kimberly Parker to memorialize Resolution 17-4
Yes votes: Steve Sanzone, Chris Vaz, Peter Jarkezian, Michael Carbone, Frank C. Gorman,
Kimberly Parker, Frank Gorman, Bill Brasier, Pat Calinda**

Block 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.

This application resulted in Resolution 2016-13 approving the above request. This application is on the agenda this date, for the Board to review the fact that the applicant included a ROOF-TOP DECK, which was not part of the original architectural plans.

MEMORIALIZE RESOLUTION 17-5

Motion to memorialize Resolution 17-5 by Peter Jarkezian, Second by Chris Vaz.

Yes votes: Steve Sanzone, Chris Vaz, Peter Jarkezian, Michael Carbone, Frank C. Gorman, Kimberly Parker, Frank Gorman, Bill Brasier, Pat Calinda.

Block 33.03 Lots 1.01, 1.02, 1.03, and 2

Block 99.01 Lots 1.08 & 1.09

Block 99.02 Lots 1.02, 1.03, 1.04 and 1.08- 800 Ocean Terrace- Casino Beach Pier, LLC.-Zone: Resort Recreational District A and Public.

Applicant is requesting site plan approval to build/replace/ locate pier, structures and rides on the amusement pier with any variances which may become necessary to complete the site plans.

MEMORIALIZE RESOLUTION 17-6

Motion to memorialize Resolution 17-6 by Kim Parker, Second by Frank C. Gorman.

Yes votes: Steve Sanzone, Chris Vaz, Peter Jarkezian, Frank C. Gorman, Kimberly Parker, Frank Gorman, Bill Brasier * Michael Carbone did not vote on this matter since there is a familial relationship with the owners.

Nominations were made for Chairman and Vice Chairman.

Chairman: Frank C. Gorman was nominated by Steve Sanzone and Chris Vaz

Vice Chairman: Steve Sanzone was nominated by Frank C. Gorman and Chris Vaz

Votes were all in favor of Frank C. Gorman as Chairman and Steve Sanzone as Vice Chairman.

Workshop application:

Bl.12 Lot 1- 315 Boulevard- Robert Bennett- Zone: Retail

This is a minor site plan application where applicant is requesting approval to convert the vacant bank building on this property into a family recreational use, which will include a miniature golf course, ice cream parlor and arcade game area with outdoor seating. They will be requesting bulk variances and a variance for parking.

Harvey York, Esq. appeared on behalf of the applicant, Robert Bennett. He is proposing to build a family amusement center where there will be a miniature golf course, ice cream parlor, and arcade games area. He stated that they will need a variance for parking and possibly a variance for the retaining wall that is designed to hold back the golf course.

Doug Klee said this is a permitted use and great use of the space in question, but there are some details missing from their plans. If they would like to come back to the Planning Board, the applicant will need a more detailed site plan which should include:

- Lay out of the golf course
- Lighting /Landscaping plan
- Drainage
- Fencing
- Architectural details
- layout of gaming area
- layout of ice cream parlor (how many seats proposed)
- topography and grading
- parking analysis

In addition, the plans show that the applicant will be closing some curbs that presently exist around this property. What will be replacing them?

What will be the hours of operation? Approximately how many employees will be working there?

Mike Carbone asked what will happen after operating hours, since it is in proximity of bars in town? Mr. York said that the whole area will need to be fenced in.

Steve Sanzone asked will this be ALL golf course, no parking? Mr. York said that is why they are asking for a parking variance. There will be no parking available on the site.

In order to be on the January 25th meeting agenda, plans will need to be submitted by January 15th along with legal notices to 200' radius list.

If not able, the next two dates are February 6th workshop or February 22nd . Plans and legal notices MUST be out 10 days prior to meeting date.