

Seaside Heights Planning Board
REORGANIZATION Meeting
MINUTES

Tuesday January 24, 2018 6:00pm
Court Room over Fire House

Opening: 6:35 by Chairperson, Frank C. Gorman

Roll Call: **Present:** Frank C. Gorman, Chris Vaz, Michael Carbone, Kimberly Parker, Pat Calinda, Robert Triano, Vito Ferrone, Thomas Faragalli

Absent: Steve Sanzone, Peter Jarkezian, Ted Szejnrok

Motion to Approve Minutes: From December 27, 2017 Meeting

Motion: Michael Carbone, **Second** Robert Triano

All in favor. **Abstain:** Chris Vaz, since he was temporarily off of the Planning Board during this meeting.

Swearing in members :

Michael Carbone, Class III Member

Steve Sanzone, Class IV Member #4

Thomas Faragalli, Alternate #2

Kimberly Parker, Mayor's Designee

Chris Vaz, Class II Member

Vito M. Ferrone, Class IV #2

All members were sworn into their positions above except for Steve Sanzone as he was absent.

- Discuss 2018 Meeting Dates. If dates are satisfactory, memorialize **Resolution 18-1** Resolution 18-1 to approve meeting dates moved by Kimberly Parker, Second by Tom Faragalli. All in favor
- **Resolution 18-2** Appointing Citta, Holzapfel & Zabarsky Law Firm as Seaside Heights Planning Board Attorneys.
Resolution 18-2 to approve the appointment of Steve Zabarsky and Rob Greitz as Planning Board Attorneys moved by Chris Vaz, Second by Michael Carbone. All in favor.
- **Resolution 18-3** Appointing Owen, Little, and Associates, Inc. as Seaside Heights Planning Board Engineer.
Resolution 18-3 to approve the appointment of Owen, Little, and Associates, Inc, specifically Doug Klee as Planning Board Engineer moved by Pat Calinda, Second by Michael Carbone. All in favor.

- **Resolution 18-4** Appointing Sherri R. Sieling as Planning Board Secretary.
Resolution 18-4 to approve the appointment of Sherri R. Sieling as Planning Board Secretary was moved by Kimberly Parker, Second by Chris Vaz. All in favor.
- Nominations for Chairman and Vice Chairman
A nomination for Frank C. Gorman as Chairman was made by Michael Carbone, Second by Kimberly Parker. Vote taken, all in favor.
A nomination for Kimberly Parker as Vice Chairman was made by Michael Carbone, Second by Pat Calinda. Vote taken, all in favor.
- Discuss mandatory class-**Land Use For Board Members**
Planning Board Secretary handed out letters to Board Members who need to attend the mandatory class with 3 options for dates and times. To date 3 of the 5 members have registered for their classes.

FORMAL PORTION:

BL. 4.01 LOT 41 – 41 HAMILTON AVE . - NATALIE MORYL- ZONE RESIDENTIAL

Minor Site Plan with variances

Applicant has a 20 x 100 lot with 2 existing structures. 1 house is 2 stories @ 20.5' high and the other is 1 story @11.5' high. Together, these properties consist of 3 units. The applicant would like to add dormers to one of the units to make their residence larger. The applicant will be requesting variances for setbacks to construct the dormers to allow the maximum space.

MEMORIALIZE RESOLUTION 18-5

A motion to approve Resolution 18-5 was made by Michael Carbone, Second by Pat Calinda. Yes votes: Frank C. Gorman, Michael Carbone, Kimberly Parker, Pat Calinda, Robert Triano.

BL. 71 LOT 21 – 301 HIERING AVE. - MOONCHILD PROPERTIES, LLC. (BRIAN DI BRINO, MATHEW DI BRINO, RICHARD DI BRINO) – ZONE LOW DENSITY RESIDENTIAL

Minor Subdivision

Applicant is requesting to subdivide a vacant lot with an area of 5,047.93 sq. ft. into two conforming lots (to become 21.01 & 21.02) with future plans of constructing 2 single family houses. They will be requesting a variance for side setback relief for proposed lot, 21.02 on Barnegat Ave.

***Matthew DiBrino, Esq.** representing the applicants and is also a member of the LLC appeared. They are asking to subdivide one conforming lot into 2 lots. In the near future, they plan to build 2- 2,000 sq. ft. homes on these lots. On the lot that is on the Barnegat Ave. side, they are asking for a 3 foot set back and propose to build the home pushing it back to leave a clean line*

of sight for pedestrians and cars. Mr. DiBrino stated that they have already received County approval and that this construction will be a boon in terms of economics and the beautification of the town.

Brian DiBrino sworn in by Rob Greitz. He asked Brian if he agrees with what his brother just told the Board. Brian said it is all accurate.

Chris Vaz asked if the fronts of the houses will be on Hering Ave. Brian DiBrino said that they will be and that they are voluntarily pushing the house beyond the setback.

Doug Klee asked if a sight triangle was required by the County? Brian stated that it was a requirement. DiBrino said so then there should be no sight problem.

There were no questions from the 200' Radius. There were no questions from members of the audience.

A motion to adopt a resolution approving the subdivision of this property was made by **Tom Faragalli**, Second by **Pat Calinda**.

This Resolution, 18-6 will be memorialized at our next meeting February 5, 2018.

Formal portion of the meeting closed at 6:30 pm, Workshop began at 6:31

WORKSHOP PORTION:

BL.4 LOT 25&27 – 227 HAMILTON AVE. – HENRY SISBARRO, JR.- ZONE RESIDENTIAL BUSINESS

Minor Site Plan

Applicant is requesting to construct 2 buildings on this empty lot which will house 4 families in 4 separate units. The lot is 50x100 feet. Applicant is planning to provide 8 on-site parking spaces for occupants.

Ann Sisbarro appeared as the applicant, since her husband recently passed away and she is the executrix of the estate. She wants to keep her husband's dream alive by finishing this project. Currently it is a vacant lot. They plan to build 2 buildings, each with 2 condominium units totaling 4 habitable spaces. They are building to sell.

Doug Klee stated that this is a permitted use of the property, however, the plans that he was provided by the applicant lack a lot of engineering details necessary to make any decisions about these plans. Doug said that he would be happy to speak with the applicant's engineer to get the necessary information including items like: drainage, solid waste, lighting, etc.

Tom Faragalli asked if everything fits on this property. **Doug Klee** said the property is large enough. The applicant's engineer also needs to address parking may possibly need a design waiver.

Rob Greitz stated that in order to proceed, Ann Sisbarro will need to bring in paperwork from Probate showing that she is the executrix. Applicant explained that the lot is not an LLC and the construction company is not an LLC for legal and logistical purposes.

Doug Klee said that there is a lot to do on applicant's part so it probably won't be ready for February 28th meeting.

If applicant gets the additional plans requested schedule for February 28, 2018 meeting.

BL. 9 LOT 15 – 115 DUPONT AVE. – DENNIS TATE- ZONE RESIDENTIAL**Minor Site Plan**

Applicant is requesting to raise existing house above flood plain and would like to install heating in the house. There are 3 units, of which only one is a year round rental. By elevating and installing heat, the applicant would like all 3 units to be year round rentals and will be adding 3 more on-site parking spaces. There will then be a total of 6 on-site parking spaces.

Dennis Tate, applicant appeared stating that he would like to raise his building up 8 feet on pilings.

Doug Klee said that there needs to be much more engineering information regarding this application. At this point he said he would not be comfortable saying that this application is ready for a public hearing with what has been provided as plans at this time.

Tate explained that there are 2 houses. The front house has 3 bedrooms the back has 2 bedrooms. The main house is above the flood plain, but the other is not.

Doug Klee explained that based on the number of rooms, this property will require 6 parking spaces. He told the applicant that he definitely needs to provide revised and more detailed plans.

If this applicant provides the required plans, schedule for February 28, 2018.

Doug Klee advised that there will be a Special Meeting, Thursday February 22, 2017 at 6:30 pm regarding the area in need of redevelopment, specifically the “steel structure” on the Boulevard and a Master Plan meeting. The development group who will be speaking about the redevelopment will be responsible for the public notices.

A motion was made to adjourn the meeting by **Pat Galinda** second by **Robert Triano**. **All in favor.**