

MINUTES

Seaside Heights Planning Board

WORKSHOP

Monday, February 4, 2019

6:00pm

Court Room over Fire House

Opening: *Meeting opened at 6:00 pm by Chairperson Frank C. Gorman*

Roll Call: *Present: Frank C. Gorman, Chris Vaz, Frank M. Santora, Robert Triano, Vito Ferrone*

Absent: Steve Sanzone, Peter Jarkezian, Michael Carbone, Ted Szejnrok, Thomas Faragalli

Block 12 Lot 1 - 315 Boulevard - Robert J. Bennett - Zone: Retail Business – Minor Site Plan

Applicant recently constructed an ice cream parlor on this property and as instructed by the Board and per Resolution 2017-09 is coming for approval to add an arcade and party room to this property. The applicant is not requesting any additional variances to this property. The changes are internal to the existing structure.

Harvey York, Esq. appeared on behalf of the applicant. He explained that the applicant appeared before the Board previously to construct a miniature golf course and an ice cream parlor. The applicant is looking for approval to add an addition on to the south side of the building where the drive-thru window of the previous bank was located. The addition would be for a multi-purpose party room/game room. Mr. York stated that there was not enough parking on the premises the last time they appeared before the board and that remains the same. The building is 1700 sq. feet of space. Mr. Bennett wants to utilize it to bring families in. They feel the barrier island is becoming more family oriented and would like to add to that theme.

Doug Klee, Board Engineer stated that he has concern about the 9 foot drive aisle creating a safety issue. He feels that the applicant either needs to take it out or eliminate any car travel in that area for safety. Klee suggested possibly making it an outside seating area instead of an area where cars may go. In addition, Klee stated that adding this addition creates the need for 4 more parking spaces. The location has no room at all for parking requirements. Klee wants the spaces to be delineated if they come up with an area for cars to park. Klee asked for a copy of elevations. Mr. York gave Doug his copy.

Frank C. Gorman wanted to know if there would be any security lighting. Mr. York stated that there will be lighting that lights the whole area with the addition and the overhang.

Chris Vaz requested that Doug Klee spell out exactly how much parking is necessary for this project to be in compliance with zoning- to explain the variance.

Doug Klee requested copies of revised plans by 2/17/19

This application will be set for Public Hearing on 2/27/2019

Meeting adjourned at approximately 6:25pm.

These minutes are not verbatim but highlight important elements that were discussed. A recording of this meeting are available in the Borough of Seaside Heights, maintained by the Board Secretary.

Submitted by:

*Sherri R. Sieling
Board Secretary*