

**MEMORIALIZING RESOLUTION OF THE
BOROUGH OF SEASIDE PARK PLANNING BOARD
ADOPTING THE 2021 MASTER PLAN REEXAMINATION REPORT**

WHEREAS, N.J.S.A. 40:55D-28 authorizes a planning board to prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within a municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, N.J.S.A. 40:55D-89 requires that each municipality at least every 10 years provide for a general reexamination of its master plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such examination; and

WHEREAS, in 2008 the Seaside Park Planning Board adopted a document entitled the "2008 Seaside Park Borough Master Plan", prepared by T&M Associates; and

WHEREAS, in 2016 the Seaside Park Planning Board adopted a document entitled the "Seaside Park Borough 2016 Master Plan Reexamination report", prepared by CME Associates in response to Superstorm Sandy in 2012 and the subsequent flood plain requirements, as well as a major fire in the Boardwalk Zone; and

WHEREAS, the Board has determined it appropriate to undertake a further reexamination of its master plan; and

WHEREAS, the Board directed its Planners, T&M Associates, to prepare a Reexamination Report taking in account the various statutory factors and considerations, with the continued input of the Board members; and

WHEREAS, on October 4, 2021 at a special meeting the Seaside Park Planning Board considered the Master Plan Reexamination Report dated September 17, 2021 ("Report"), and the testimony offered by Kendra Lelie, PP, AICP, LLA of T&M Associates; and,

WHEREAS, the meeting was opened to the public, and various members of the public provided comment on the contents of the Report; and

WHEREAS, the Board specifically finds that appropriate proof of publication and service of the Notice of Hearing was provided and that the Report was available for public inspection during normal business hours in accordance with N.J.S.A. 40:55D-10, 40:55D-11 and 40:55D-13, and same was published on the Seaside Park Borough website; and

WHEREAS, the Board specifically finds that any language changes during the hearing process were minor changes enhancing and clarifying the contents and findings in the documents or typographical/grammar changes, were not amendments to the proposed documents, and did not constitute a substantial change warranting a new or continued hearing; and

WHEREAS, the Board specifically adopts the findings, history and conclusions of the Report as if set forth herein at length, with the minor corrective language set below.

NOW, THEREFORE, be it resolved by the Seaside Park Planning Board, on this 4th day of October, 2021 that the Master Plan Reexamination Report dated September 17, 2021 prepared by T&M Associates, Inc. be and hereby is adopted as the Board's master plan reexamination pursuant to N.J.S.A. 40:55D-89.

BE IT FURTHER RESOLVED that the following paragraph found at page 19 of the Report:

b. It is recommended the residential use when associated with another use (mixed use) within the BU district be amended to limit the residential use to one dwelling unit per structure as part of the mixed use and allowed on the second floor only.

be deleted and replaced with:

b. It is recommended the residential use when associated with another use (mixed use) within the BU district be amended to limit the residential use to one dwelling unit per structure as part of the mixed use and shall not be allowed on the first floor.

to clarify the Board's intent as to the location of the residential units in mixed use development; and

BE IT FURTHER RESOLVED, that on page 10, in the first paragraph, the third sentence which states:

While the vacancy rate decreased, the vacancy rate is quite high as compared to the surrounding communities. The high vacancy rate is typically associated with the presence of housing units that are for seasonal use only (e.g., vacation homes)

be deleted and replaced with:

While the vacancy rate is quite high as compared to the surrounding communities, the high vacancy rate is typically associated with the presence of housing units that are for seasonal use only (e.g., vacation homes).

to correct a typographical error; and

BE IT FURTHER RESOLVED that within 30 days hereof the Borough Clerk shall publish this resolution and the Reexamination Report on the Borough website, shall publish a Notice of Decision in the official newspaper, and shall mail copies via certified mail of same to:

1. Ocean County Planning Board

2. Municipal Clerk of Berkeley Township
3. Municipal Clerk of Seaside Heights
4. New Jersey Office of Planning Advocacy

Moved by: Losey

Seconded by: Wilk

ROLL CALL

Those in Favor: Losey, Wilk, DiCaro, Kroon, DeMichele, Boag, Bucci, Peterson, Giuliano

Those Opposed:

Those Abstaining:

CERTIFICATION

I, SANDRA MARTIN, secretary of the Borough of Seaside Park Planning Board, hereby certify the above Resolution to be a true and correct copy of a Resolution adopted by the Borough of Seaside Park Planning Board on October 14, 2021.



SANDRA MARTIN, SECRETARY