



**Borough of Seaside Park
Planning Board**

**REGULAR MEETING MINUTES
TUESDAY, DECEMBER 11, 2018 *7:00 p.m.**

A Regular Meeting of the Seaside Park Planning Board was held on Tuesday the 11th day of December at 7:00 pm in the Council Chambers with Michael Giuliano presiding.

PRESENT:

Roll Call of Board Members.
Michael Giuliano, **Chairman**
Martin Wilk, **Vice Chairman**
Anthony DiCaro
Frank Losey
Dominick Bucci
Anne Pitchell
Robert Matthies, **Mayor**
Chief Boag, **Police Chief**
Ray Amabile, **Council Member**
Karen Kroon, **Alternate #1**

ALSO PRESENT:

Gregory Hock Esq., **Board Attorney**
Douglas Rohmeyer, PE, **Board Engineer**
Sandra Martin, **Board Secretary**

Chairman Giuliano called the meeting to order and requested that all rise and salute the Flag. The roll was called, all members present.

Chairman Giuliano read the "Statement of Compliance with the New Jersey Open Public Meetings Act."

4. Swearing in of Professionals.

Board Engineer, Rohmeyer was sworn in under Oath by Board Attorney, Hock.

5. Resolutions Memorializing Board Decisions.

None

6. Approval of Minutes.

November 20, 2018 (Losey, DiCaro, Matthies, Boag, Bucci, Pitchell, Kroon, Giuliano).

Chairman Giuliano requested a motion to approve minutes of November 20, 2018.

Roll Call Vote: Motion to approve November 20, 2018, Regular Meeting Minutes was made by Mr. Bucci, seconded by Mayor Matthies and unanimously carried by the membership present.

For: Losey, DiCaro, Matthies, Boag, Bucci, Pitchell, Kroon, Giuliano
Against: None
Abstain: None
Not Voting: None
Absent: None

Vote of acclamation with unanimous consent, motion carried.

7. Approval of Invoices.

Chairman Giuliano requested a motion to approve the invoices submitted by Mr. Rohmeyer.

CME-	Hutchinson, Charles	Invoice#0233671	11/28/18-	\$385.00
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Roll Call Vote: Motion to approve the invoices submitted for Mr. Rohmeyer was made by Mr. Losey seconded by Ms. Pitchell and unanimously carried by the membership present.

For: Losey, DiCaro, Amabile, Matthies, Boag, Bucci, Pitchell, Kroon, Wilk, Giuliano
Against: None
Abstain: None
Not Voting: None
Absent: None

Vote of acclamation with unanimous consent, motion carried.

Chairman Giuliano requested a motion to approve the invoices submitted by Mr. Hock.

Hock-	General File	Board Attorney	12/11/18-	\$140.00
Hock-	PB/18-19: Hutchinson	41 Second Avenue.	12/11/18-	\$140.00

Roll Call Vote: Motion to approve the invoices submitted for Mr. Hock was made by Mr. Losey, seconded by Mr. DiCaro and unanimously carried by the membership present.

For: Losey, DiCaro, Amabile, Matthies, Boag, Bucci, Pitchell, Kroon, Wilk, Giuliano
Against: None



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Abstain: None
Not Voting: None
Absent: None
Vote of acclamation with unanimous consent, motion carried.

Chairman Giuliano requested a motion to approve the invoices submitted by Ms. Martin.

Sandra Martin- Invoice#12/11/2018 Secretary 12/11/18- \$250.00

Roll Call Vote: Motion to approve the invoices submitted for Ms. Martin was made by Mr. Losey, seconded by Amabile and unanimously carried by the membership present.

For: Losey, DiCaro, Amabile, Matthies, Boag, Bucci, Pitchell, Kroon, Wilk, Giuliano
Against: None
Abstain: None
Not Voting: None
Absent: None
Vote of acclamation with unanimous consent, motion carried.

8. Pending Applications.

Chairman Giuliano stated the following: “It is the responsibility of this Board to hear appeals, interpret the Zoning Ordinance and grant or deny variances to applicants seeking a deviation from ordinance requirements. For a variance to be grant it is incumbent for the applicant to show proof that satisfies both the negative and positive criteria as provided in the Municipal Land Use Law. Only when the application has satisfied the task, may relief be granted. Each application stands on its own merits and is considered by the Board on an individual basis. Any relief granted is granted for the property and not the individual applicant.”

PB/18-19 * Charles P. Hutchinson III (Seaside Park Trust)..... 41 Second Avenue (Block 33, Lot 18)
*** Filed: 11/16/18 * Certified Complete 11/29/18 * Hearing schedule: 12/11/2018.**
*** Charles P. Hutchinson III (Seaside Park Trust). Request: Bulk Variance.**

Harvey York of Novis, York & Jacobus Attorneys at Law, Attorney representing the applicant came forward to address the Board indicating the applicant filed on two bases- the variances, and the mention of a *50% Rule* in the zoning officer denial. Mr. York testified the submitted plans for reconstruction and raising became necessary because of unknown damage. Further, the proposed is exactly what existed prior, and there are no physical changes because of the variances.

Dan Governale of Barlo Governale & Associates Architects, Architect came forward and was sworn under oath by the Board Attorney. Mr. Governale provided the Board with his professional and educational background. The Board accepted his qualifications. He testified the property 42 Second Avenue is located on the ocean side of Main Street. The home was originally built in 1923. The owners were interested in redeveloping, enhancing the beauty, and usability of the home. The plans propose an addition. The ground floor of the existing ceiling gave less than a 6 feet 6-inch of height, to be utilized for storage. It was decided to raise the home 18 inches higher, which complies with FEMA regulations. The front porch includes new pressure treated joists. The front deck located on the exterior is screened and covered by a roof. The western covered porch is existing. The floor joists were always shown to be replaced. What prompted the recent denial was substituting the floor joists to TJIs. He stated it is his opinion necessary to replace and it is difficult to do differently.

Board Attorney, Hock read into the record a number of exhibits (A1-A12) which he marked into evidence on behalf of the application.

Mr. Governale explained the reasons for the variance is to build a safer structure, there is no negative impact or change to the volume and footprint of the structure. The stairs are in the same location, two were added because of the raise. The overall benefit to the community is an updated look that sticks to traditional aesthetics. The existing west side driveway did not change from the original plan. There is no water service on the lower level. The toilet has been removed. The columns are proposed to be replaced with woodless material.

Board Engineer, Rohmeyer asked for clarification of the number of bedrooms and the second floor rear multi-purpose room.

Mr. Governale explained the existing plans include three bedrooms and open attic space. The proposed plans include four bedrooms with overflow sleeping for guests.

After clarification, it was determined there are five bedrooms, triggering the need for three parking spaces. The property is seven inches short of meeting ordinance requirements for three parking spaces.



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Public Comment: Chairman Guiliano opened the floor to the public.

Mitchell Koppelman of 204 Tenth Avenue inquired about the reason the porch was originally deemed fine.
Mr. Governale explained during the course of work some construction could not originally be assessed.

There being no further public comments this portion of the meeting was closed on a motion made by Mr. Losey, seconded by Ms. Pitchell, and unanimously carried by the membership present.

Motion & Vote

Motion to approve application PB/18-19 with a number of conditions was made by Mr. Losey, seconded by Mr. Bucci, and carried.

Roll Call Vote:

For:	Losey, Bucci, DiCaro, Amabile, Matthies, Boag, Pitchell, Wilk, Giuliano
Against:	None
Abstain:	None
Not Voting:	Kroon
Absent:	None

9. Review of Correspondence.

Ocean County Planning Board document dated 12/1/18

NJ Planners

All correspondence is on file in the Office of the Municipal Clerk for public inspection upon request.

10. Unfinished Business.

“Asking the Right Questions in Stormwater Review Training Tool” by July 1, 2018.

Chairman Giuliano explained all Board Members are to complete the online training module and reply to Mr. Wojciechowski.

11. New Business.

Chairman Giuliano stated all Board Members received copies of the 2019 R.F.P.s in PDF format. Next meeting scheduled for January 22, 2019, the Board will appoint Planning Board professionals and a Board Secretary. Secretary Martin was asked if she would like to be considered for reappointment, she responded yes.

Discussion took place regarding an annual report for the year 2018.

Public Comment: Chairman Guiliano opened the floor to the public.

Pat DeGutis of Stockton Avenue Wished everyone a Merry Christmas.

There being no further public comments this portion of the meeting was closed.

12. Adjournment.

With no additional business to be discussed at this time, the meeting was adjourned at 7:50 pm on a motion by Council Member Amabile, seconded by Mr. Losey and unanimously carried by the membership present.

Date Approved: January 22, 2019

Planning Board Chairman

Board Secretary