



## ***Borough of Seaside Park Planning Board***

REGULAR MEETING MINUTES  
*Tuesday, April 26, 2016 6:30 p.m.*

A Regular Meeting of the Seaside Park Planning Board was held on Tuesday the 26<sup>th</sup> day of April 2016 at 6:30 pm in the Council Chambers with Chairman Salvatore Mattia presiding.

### PRESENT:

Salvatore Mattia, Chair  
Michael Giuliano, Vice-Chair  
Anthony DiCaro  
Martin Wilk  
Frank Losey  
Robert Matthies, Mayor  
Francis Larkin, Police Chief  
Nancy Koury, Council Member  
Jack Moyse, Alternate #1  
Dominick Bucci, Alternate #2

### ALSO PRESENT:

Gregory Hock, Esq. Board Attorney  
Douglas Rohmeyer, PE, CME Engineering  
Megan Stanley, PP CME Engineering  
James Anderson, Zoning Officer  
Susan Connor, Board Secretary

### EXCUSED:

Thomas Mianulli

Chairman Mattia called the meeting to order and requested that all rise and salute the Flag.

The roll was called and as a result Mr. Mianulli was found to be excused.

The statement of compliance with the New Jersey Open Public Meeting Act was read into the record by Chairman Mattia.

### Swearing in of Board Professionals

Doug Rohmeyer, Board Engineer, Megan Stanley, Planner and Jim Anderson, Zoning Officer were all sworn under oath by the Board Attorney Mr. Hock

### Workshop session on Boardwalk Zone Provisions.

Chairman Mattia stated this evening a workshop session will take place to discuss the boardwalk zone and provisions for the Funtown pier amusements. This session will hopefully give Mr. Majors some insight as to the type of rides and some direction.

Mr. Hock provided the Board with the do's and the don'ts. He informed the Board that this is not an application for development. Nor is there a specific plan or use, the Board will not vote. It's only an informal informational session with the landowner and their vision for that zone because the Board is in the process of reviewing the Master Plan.

Steven Leone, Esq. Attorney representing Mr. Majors came forward to address the Board indicating height is important in this case especially when rebuilding the pier. Mr. Majors has an important business and they are struggling with what would be acceptable in this zone.

It was testified that most of the rides are transparent and don't obstruct the views to the ocean nor are they that noisy. They need the ability to rebuild and it needs to be affordable.

Frank Little came forward to discuss the concept. He submitted a bar graph showing the percentages of heights they would like to be permitted. Currently the height is 50 FT. It was noted that Seaside Heights does not have a height restriction. The Board reviewed a picture board showing a layout of rides with a variety of heights. The plan is to mix up proposed heights of the rides throughout the site. There are different rides on the different piers and they want rides that will attract the people to Funtown pier from the Heights. The distance from the road is over 250 FT. They currently have a permit to rebuild the pier but they are looking to amend the permit to expand the pier out an additional 300 ft.

The Board felt the impact would be a big difference if the pier is approved to be expanded an additional 300 FT. Mr. Leone stated it's important that the height becomes part of the ordinance so the height becomes a permitted use. It's an economic risk for the landowner. Mr. Leone stated the applicant has no problem submitting a formal application but they were looking for some type of ordinance change first. Chairman Mattia stated the Board is currently making changes to the master plan now. Vice-chair Giuliano stated he understands how there needs to be some type of guidance because it's unfair that they would have to come before the Board for each ride that is over 50 FT in height for a use variance.

Mr. Majors stated there would be some big rides and some small rides. He wants it to look good and wants to attract the business to the pier.

### Resolutions Memorializing Board Decisions

PB/15-21 Nufrio, Phil..... 68 Decatur Avenue (Block: 85 Lot: 13)  
Filed: 9/22/2015 - Certified Complete;; – Hearing Scheduled: 11/24/2015  
Application carried to the February 23, 2016 meeting; Application carried to the march 22<sup>nd</sup> meeting.  
Voting to Approve: DiCaro, Wilk, Mianulli, Giuliano, Losey, Larkin, Mattia

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicants are seeking to expand a pre-existing nonconforming two family use by constructing an addition to the rear dwelling unit necessitating a bulk and special reason variance. The application was approved with a number of conditions.

Motion to approve the application was made by Vice-Chairman Giuliano, seconded by Mr. Losey.

Roll Call Vote:

- For: Giuliano, Losey, DiCaro, Wilk, Larkin, Mattia
- Against: None
- Abstain: None
- Not Voting: Matthies, Koury
- Absent: Mianulli

PB/16-03 Demetillo, Roberto..... 35-37 Sixth Avenue (Block: 23 Lot: 13)  
Filed: 12/22/15 - Certified Complete: 02/04/16; – Hearing Scheduled: 3/22/16  
Voting to Approve: DiCaro, Wilk, Mianulli, Giuliano, Losey, Larkin, Mattia

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicants are seeking to remove the flat roof presently on the 4<sup>th</sup> unit condominium building and replace it with a hip roof necessitating a bulk variance. The application was approved with a number of conditions.

Motion to approve the application was made by Mr. DiCaro, seconded by Vice-Chairman Giuliano.

Roll Call Vote:

- For: DiCaro, Giuliano, Wilk, Losey, Larkin, Mattia
- Against: None
- Abstain: None
- Not Voting: None
- Absent: Mianulli

PB/16-05 DTW Properties..... 1009-1011 SW Central Avenue (Block: 7 Lot: 21)  
Filed: 3/011/2016 - Certified Complete: 03/08/2016; – Hearing Scheduled: 3/22/2016  
Voting to Approve: DiCaro, Wilk, Mianulli, Losey, Giuliano, Larkin, Mattia

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicants are seeking to demolish an existing single family home and detached garage and construct a new single family home necessitating a special reasons variance. The application was approved with a number of conditions.

Motion to approve the application was made by Mr. Losey, seconded by Mr. DiCaro.

Roll Call Vote:

- For: Losey, DiCaro, Wilk, Giuliano, Larkin, Mattia
- Against: None
- Abstain: None
- Not Voting: None
- Absent: Mianulli

Approval of Minutes:

Chairman Mattia asked for a motion to approve the minutes of March 22, 2016 regular Meeting. Motion to approve the minutes was made by Vice-Chairman Giuliano, seconded by Council Member Koury

Roll Call Vote:

- For: Giuliano, Koury, DiCaro, Wilk, Losey, Matthies, Larkin, Mattia
- Against: None
- Abstain: None
- Not Voting: Bucci, Moyse
- Absent: Mianulli

Approval of Invoices:

Chairman Mattia asked for a motion to approve the following invoice submitted by the Board Attorney

Gregory Hock, Esq. - (General 4-26-2016).....	\$ 210.00
Gregory Hock, Esq. – (15-02 Funtown Pier 4-26-2016).....	\$ 84.00
Gregory Hock, Esq. – (15-21 Nufrio 4-26-2016).....	\$ 553.00
Gregory Hock, Esq. - (16-05 DTW Properties 4-26-2016).....	\$ 343.00
Gregory Hock, Esq. - (16-03 Demetillo 4-26-2016).....	\$ 427.00

Motion to approve the invoices submitted by Mr. Hock for Planning Board services was made by Chief Larkin seconded by Mr. Wilk and unanimously carried by the membership present.

Roll Call Vote:

- For: Larkin, Wilk, DiCaro, Losey, Giuliano, Matthies, Koury, Moyse, Mattia
- Against: None
- Abstain: None
- Not Voting: Bucci
- Absent: Mianulli

Chairman Mattia asked for a motion to approve the following invoice submitted by the Board Engineer

CME – Board Engineer (PB Invoice #00187389 Thierfelder /Lederer. 3-21-2016).....	\$ 211.50
CME – Board Engineer (PB Invoice #0187390 Seaside Central 3-21-2016).....	\$ 291.00
CME – Board Engineer (PB Invoice #0187951 Osman 3-21-2016).....	\$ 476.00
CME – Board Engineer (PB Invoice #0187391 Colangelo 3-21-2016).....	\$ 311.50

Motion to approve the invoices submitted by Mr. Rohmeyer was made by Council Member Koury, seconded by Mr. Wilk and unanimously carried by the membership present.

Roll Call Vote:

- For: Koury, Wilk, DiCaro, Losey, Giuliano, Matthies, Larkin, Moyse, Mattia
- Against: None
- Abstain: None
- Not Voting: Bucci
- Absent: Mianulli

Chairman Mattia asked for a motion to approve the following invoices submitted by the Board Secretary for Planning Board services:

S. Connor, Board Secretary (Invoice 4-26-2016)..... \$ 225.00

Motion to approve the invoice submitted by Ms. Susan Connor for Planning Board services was made by Vice-Chairman Giuliano, seconded by Mr. Losey and unanimously carried by the membership present.

Roll Call Vote:

- For: Giuliano, Losey, DiCaro, Wilk, Matthies, Larkin, Koury, Moyse, Mattia
- Against: None
- Abstain: None
- Not Voting: Bucci
- Absent: Mianulli

*Chairman Mattia read the statement of responsibility of the Board into the record.*

Pending Applications:

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PB/16-04 Osman, Mark & Linda..... 107 F Street (Block: 41 Lot: 13)  
Filed: 1/28/2016 • Certified Complete: 03/08/16 • Hearing Scheduled: 4/26/2016

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Applicant’s Testimony:

The Board Secretary marked exhibits A-1 through A-11 into the record

Linda & Mark Osman came forward and were sworn under oath by the Board Attorney. Ms. Osman stated she would like permission to remove her existing front stoop and replace with a new front porch that would be approximately 17 FT wide by 6 FT deep. The new porch would provide for a safer entrance way into her dwelling. This porch would be in line with some of the other porches on the street. The design would provide for open air, light and open space. Ms. Osman addressed the points in the engineering review prepared by CME. She felt the existing steps are a dangerous situation and are not safe for her 84 year old father who lives with them. No views will be impacted by the construction of the new steps and porch. This update will improve the aesthetic look from the front. There will be no roof overhang but there will be railings on each side similar to what is there now. They do plan on changing the orientation and swing of the door.

Public Comment: There was no public comment. This portion of the meeting was closed on a motion by Mr. Wilk, seconded by Mr. Losey and unanimously carried by the membership present.

Motion & Vote:

Motion to approve the application as submitted was made by Vice-Chairman Giuliano with the stipulation that no further enclosure be permitted. This motion was seconded by Mr. Wilk.

Roll Call Vote:

- For: Giuliano, Wilk, DiCaro, Losey, Matthies, Larkin, Koury, Moyse, Mattia
- Against: None
- Abstain: None
- Not Voting: Bucci,
- Absent: Mianulli

Review of Correspondence: Soils – Informational Purposes Only

Unfinished Business: None

New Business

Master Plan/Land Use Ordinance Committee:

No meeting this month. The committee is continuing with amendments and changes adding to the stormwater and recycling. It was stated that Doug will be coordinating directly with the Director of DPW. There is an on-going discussion regarding the Boardwalk zone. Any development within this zone should need site plan approval. The Board/Borough should have some type of vision for this zone and there should be some type of public input.

Board Comments/ Public Comments:

Executive Session:

Motion to enter into an executive session to discuss pending litigation was made by Chief Larkin, seconded by Mr. DiCaro and unanimously carried by the membership present.

Adjournment

With no additional business to be discussed at this time, the meeting was adjourned at 8:45 by the membership present.

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Approved: 6-28-2016



Planning Board Chairman



Board Secretary