



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

**REGULAR MEETING MINUTES**  
*Tuesday, May 24, 2016 7:00 p.m.*

Call to Order & Pledge of Allegiance with Vice-Chair Giuliano presiding.

Vice-Chair Giuliano read the "Statement of Compliance with the New Jersey Open Public Meetings Act."

Roll Call of Board Members.

**PRESENT:**

- Michael Giuliano, Vice-Chair
- Anthony DiCaro
- Martin Wilk
- Frank Losey
- Thomas Mianulli
- Robert Matthies, Mayor
- Nancy Koury, Councilwoman
- Jack Moyse, Alternate #1
- Dominick Bucci, Alternate #2

**ALSO PRESENT:**

- Gregory Hock Esq., Board Attorney
- Douglas Rohmeyer, PE, Board Engineer
- James Anderson, Zoning Officer
- Susan Connor, Board Secretary

**EXCUSED:**

- Salvatore Mattia, Chair
- Francis Larkin, Police Chief

Resolutions Memorializing Board Decisions.

PB/16-07 · Seaside Central LLC ..... 410 East Central Avenue (Block 25, Lot 1)

• Filed: 4/19/2016 • Certified Complete: 04/20/16 • Hearing held: 5/24/16.

Eligible to Vote: DiCaro, Wilk, Losey, Matthies, Larkin, Koury, Moyse, Giuliano, Mattia

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seek a statutory extension of time for a previously approved preliminary and final major site plan.

Motion to approve the resolution was made by Mayor Matthies, seconded by Mr. Wilk and unanimously carried by the membership present.

Roll Call Vote:

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

Board Attorney Gregory Hock sworn in Board Professionals - Doug Rohmeyer, Meagan Stanley & James Anderson

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

Approval of Minutes.

· April 26, 2016 - Mr. DiCaro pointed out a minor change that needed to be made to page two of the minutes. Motion to approve the April 26, 2016 minutes with the change was made by Mr. DiCaro, seconded by Mr. Losey.

Roll Call Vote:

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

· May 24, 2016 - Council Member Koury made a motion to approve the minutes of May 24, 2016, seconded by Mr. Moyse.

Roll Call Vote:

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

May 24, 2016 Executive Session Minutes - Mayor Matthies made a motion to approve the executive session minutes of May 24, 2016, seconded by Mr. Wilk.

Roll Call Vote:

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

Approval of Bills

- Gregory Hock – Invoice dated: 6-28-2016 – PB16-07 Central Avenue - \$280.00
- Gregory Hock – Invoice dated: 6-28-2016 – Bellu VS. SSP - \$462.00
- Gregory Hock – Invoice dated: 6-28-2016 – General Billing - \$371.00

Motion to approve the invoices submitted for Mr. Hock was made by Mr. Wilk, seconded by Mr. DiCaro and unanimously carried by the membership present.

Roll Call Vote:

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

CME – Invoice #0191309: 6-16-2016 – Filomena - \$544.00

CME – Invoice #0190226: 5-23-2016 – Breeport - \$374.00

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

Roll Call Vote:

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

Susan Connor – Invoice #6-28-2016 -- \$225.00

Motion to approve the invoice submitted by Ms. Connor was made by Mr. Wilk, seconded by Mr. Moyse and unanimously carried by the membership present.

Roll Call Vote:

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

Pending Applications.

PB/16-08 · Breeport LLC/Bloomfield, Linda .....131 O Street (Block 74.01, Lot 42)  
• Filed: 6/3/2016 • Certified Complete: 06/14/16 • Hearing scheduled: 6/28/16.

Thomas Buck Esq., Attorney representing the applicant came forward providing the Board with a brief overview of the Application. This application was previously approved by the Board back in November; whereas part of the approval was that the applicant agreed to eliminate the two family designation. Mr. Buck explained that there has been a change in the circumstances with reference to the grant money being placed in jeopardy. Mr. Hock stated the change in circumstances is all based on the grant. The applicant is here his evening to keep the two family units and construct an elevated deck to access both dwellings.

The Board Secretary Ms. Connor marked the exhibits A-1 through A-13 into the record.

Mr. Barlo being sworn under oath came forward and testified on the record to the previous plan and alternate plan on how the applicants could access the dwelling. Currently there is a temporary landing.

Allison Coffin, PP was sworn under oath and provided the Board with planning testimony. It was her professional opinion that special reasons did exist and placed those reason on the record. She felt the elevated “shared deck” would best suit the dwelling with no substantial harm to the neighborhood, public good, or master plan.

Linda Bloomfield, applicant came forward and was sworn. Ms. Bloomfield explained to the Board the issues with the grant being in jeopardy is if she was to eliminate the two family units and revise her application.

Robert Stackles, builder was sworn and testified that 96% of the construction is complete and really only the deck, driveway and landscaping has to be installed for the project to be complete. He stated the elevated shared deck will provide a simple access, clean lines between the structures, and will look aesthetically pleasing. The elevated deck will also allow for 4 cars to park on-site.

Vice-Chair Giuliano stated he did visit the property today and parking on that street is an issue and there definitely needs to be some off street parking. He even felt the connecting deck might look better as well.

Public Comment: None. Closed to public comment on a motion made by Mr. DiCaro, seconded by Mr. Moyse and unanimously carried by the membership present.

Motion & Vote:

Mr. Losey made a motion to approve the application. This motion was seconded by Mr. Moyse with conditions.

Roll Call Vote:

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

PB/16-09 · Moran, Jayne ..... 43 Ninth Avenue (Block 20, Lot 8)  
• Filed: 4/28/2016 • Certified Complete: 05/12/16 • Hearing scheduled: 6/28/16.

Michael Moran, Esq came forward on the behalf of his sister. Mr. Moran stated that due to super storm sandy their basement had flooded, they applied for a REM grant which has been secured to allow them to fill in the basement; which would be abandoning the living space below the BFE. The proposed addition to be construct is 646 SF off the rear of the dwelling. This will allow for the expansion of the kitchen/utility room, bedroom and bathroom. Mr. Moran explained that basically they are only recapturing the space lost by the abandonment of the basement. The addition will make the property fully compliant with the flood plain regulations. The Board questioned the existing shed. Mr. Moran agreed to move the shed to a conforming location.

Public Comment: None. Closed to public comment on a motion made by Mr. DiCaro, seconded by Mr. Wilk and unanimously carried by the membership present.

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

Motion & Vote:

Mr. Moyses made a motion to approve the application with the stipulation that the applicant relocate the shed. This motion was seconded by Mr. Losey.

Roll Call Vote:

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

*BOARD TOOK A SHORT RECESS*

PB/16-10 · Padula, Filomena G..... 319 O Street (Block 65, Lot 1-6, 62)  
• Filed: 5/4/2016 • Certified Complete: 06/07/16 • Hearing scheduled: 6/28/16.

Doug DeVincens, Esq. Attorney representing the applicant came forward indicating the application before the Board this evening is for subdivision approval of 319 O Street; whereas the applicants will be tearing down the 1270SF single story dwelling and subdividing the property into two parcels. New lot 1.01 will contain 6,500 SF and New lot 1.02 will be left with 5,870 SF. The application requires no variances or waivers. The issues within the Board’s Engineering review letter prepared by CME were addressed on the record. There are no proposed house plans as of yet, but the new homes that will be built on the property will be built in compliance with the required setbacks. The new structures will also comply with the FEMA regulations and will obtain all the necessary outside agency approvals.

The Board Secretary Ms. Connor marked the exhibits A-1 through A-10 into the record.

Public Comment: None. Closed to public comment on a motion made by Mr. DiCaro, seconded by Mr. Wilk and unanimously carried by the membership present.

Motion & Vote:

Mr. Losey made a motion to approve the application. This motion was seconded by Mr. DiCaro.

Roll Call Vote:

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

PB/16-11 · MRT LLC..... North Ocean Avenue (Block 97, Lot 20.02)  
• Filed: 6/8/2016 • Certified Complete: 06/14/16 • Hearing scheduled: 6/28/16.

Craig J. Coughlin, Esq. Attorney representing the applicant came forward indicating this is a site plan application to add temporary amusements, trailers and generators at 1900 North Ocean Avenue within the Boardwalk Zone. This property received preliminary and final major site plan approval with waivers which was granted back in 2014 but since the approvals granted have not been executed as of yet, the property owners has granted consent to this applicant for temporary seasonal use of the site on this vacant portion of the property.

Mr. Hock explained to the Board that this application wouldn’t void the original approval, this would only be temporary (seasonal) and if approved a condition of the resolution would be that the original approval would be placed on hold.

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

Mark Zientek, Partner in MRT, LLC a family amusement company came forward and was sworn. Mr. Zientek stated his company specializes in small rides, some inflatables and they’re aimed for younger children and families. Their proposal is to open at 5pm to 11pm seven days a week, starting 4<sup>th</sup> of July until Labor Day. They have 15 employees. They are proposing two portable generators and two light towers. They will have security 24/7. They are expecting to generate approximately two bags of garbage per night. All the proposed rides are self-contained units with no utility services to the site. Mr. Zientek stated he would like to keep the lights till midnight due to security reasons. Any

music on site would have to stop at ten o'clock. The applicant's requested that they be able to operate as soon as possible.

Public Comment: None. Closed to public comment on a motion made by Mr. DiCaro, seconded by Mr. Wilk and unanimously carried by the membership present.

Motion & Vote:

Mr. Losey made a motion to approve the application with an oral resolution approval as well. This motion was seconded by Council Member Koury with a number of conditions

Roll Call Vote:

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

Review of Correspondence

Unfinished Business.

New Business.

Escrow Refund – Motion to authorize the return of designated development application escrow deposits for (Applications: 16-5 DTW/Towns; 16-4 Osman; 16-3 Demetillo; 15-21 Nufrio; 15-15 Kelly/Ford; 15-20 Colangelo) was made by Mr. Wilk, seconded by Mr. Mianulli and unanimously carried by the membership present.

Master Plan/Land Use Ordinance Committee (Mattia, Giuliano, Koury)


Meagan Stanley with CME addressed the Board. The Board decided that at their July 26<sup>th</sup> Meeting they would dedicate the Meeting to the Public hearing on the Master Plan Reexamination Plan and the meeting would start at 6:30pm. The Board discussed the maximum height that should be allowed within the Boardwalk zone. The Board felt 100 FT in height would be reasonable.

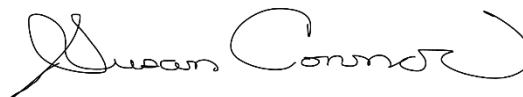
Executive Session

Adjournment. 9:50pm

---

Approved: 7-26-2016

  
\_\_\_\_\_  
Planning Board Chairman

  
\_\_\_\_\_  
Board Secretary