

Regular Meeting Minutes - Tuesday, July 26<sup>th</sup>, 2016 • 7:00 PM  
Borough of Seaside Park – Planning Board

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1. Call to Order & Pledge of Allegiance with Vice-Chair Giuliano presiding.
2. Vice-Chair Giuliano read the “Statement of Compliance with the New Jersey Open Public Meetings Act.”
3. Roll Call of Board Members.

PRESENT:

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

ALSO PRESENT:

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

EXCUSED:

Salvatore Mattia, Chair

4. Resolutions Memorializing Board Decisions.

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 held: 6/28/2016.  
Eligible to Vote: DiCaro, Wilk, Mianulli, Giuliano, Matthies, Koury, Moyse, Bucci

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is requesting a use variance an bulk variances to construct two separate landing-staircase access points, one for each of the two existing single family dwellings on the lot.

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

Roll Call Vote:

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

PB/16-09 Moran, Jayne .....43 Ninth Street (Block 20, Lot 8)  
• Filed: 4/28/2016 • Certified Complete: 5/12/16 • Hearing held: 6/28/2016.  
Eligible to Vote: DiCaro, Wilk, Mianulli, Giuliano, Matthies, Koury, Moyse, Bucci

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seeking a variance to construct an addition to an existing single family residence necessitating bulk variances.

Motion to approve the resolution was made by Mr. DiCaro, seconded by Mr. Losey and unanimously carried by the membership present.

Roll Call Vote:

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

PB/16-10 Padula, Filomena G. ....319 O Street (Block 65, Lot 1-6, 62)  
• Filed: 5/4/2016 • Certified Complete: 6/7/16 • Hearing held: 6/28/2016.  
Eligible to Vote: DiCaro, Wilk, Mianulli, Giuliano, Matthies, Koury, Moyse, Bucci

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seeking preliminary & final minor subdivision approval to subdivide a partially developed tract.

Motion to approve the resolution was made by Mr. DiCaro, seconded by Mr. Losey and unanimously carried by the membership present.

Roll Call Vote:

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

PB/16-11 MRT, LLC.....North Ocean Avenue (Block 97, Lot 20.02)  
• Filed: 6/8/2016 • Certified Complete: 5/12/16 • Hearing held: 6/28/2016.  
Eligible to Vote: DiCaro, Wilk, Mianulli, Giuliano, Matthies, Koury, Moyse, Bucci

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seeking relief for temporary interim amusement rides.

Motion to approve the resolution was made by Council Member Koury, seconded by Mr. Wilk

Roll Call Vote:

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

Escrow Refund Resolution – Motion to authorize the return of designated development application escrow deposits for (Applications: PB15-18 Treidel/Bauman and PB14-17 Begivenga, Robert & April) was made by Mr. Wilk, seconded by Mr. Losey and unanimously carried by the membership present.

5. Board Attorney Gregory Hock sworn in Board Professionals - Doug Rohmeyer, Megan Stanley & James Anderson

*Vice-Chair Giuliano read the statement of responsibility of the Board into the record.*

6. Approval of Minutes.

· June 28<sup>th</sup>, 2016 - Motion to approve the June 28<sup>th</sup>, 2016 minutes was made by Mr. Losey, seconded by Mr. Moyse.

Roll Call Vote:

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

7. Approval of Bills

Gregory Hock – Invoice dated: 7-26-2016 – PB16-09 Moran - \$238.00

Gregory Hock – Invoice dated: 7-26-2016 – PB16-11 MRT - \$602.00

Gregory Hock – Invoice dated: 7-26-2016 – PB16-10 Padula - \$252.00

Gregory Hock – Invoice dated: 7-26-2016 – PB16-08 Breport - \$511.00

Gregory Hock – Invoice dated: 7-26-2016 – General Billing - \$658.00

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

Roll Call Vote:

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

CME – Invoice #0192250: – 6-30-2016- Breport, LLC - \$615.50

CME – Invoice #0192251: – 6-30-2016– MRT, LLC - \$606.50

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

Roll Call Vote:

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

Susan Connor – Invoice #7-26-2016 -- \$225.00

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

Roll Call Vote:

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

8. Pending Applications. NONE

9. Review of Correspondence. NONE

10. Unfinished Business.

11. New Business.

Public Hearing on the Master Plan Reexamination Report for the Borough of Seaside Park Planning Board –

Mr. Hock proceed with some brief background and ground rules for this hearing. He indicated the last Master Plan was adopted in 2008. Since such time the laws have changed, and the damages incurred from Superstorm Sandy in 2012 has brought forward a need to reexamine the master plan. Funds have become available whereas the Borough prepared a 2014 Strategic Recovery Planning Report and there should be some alternative uses for the Boardwalk Zone as well. Mr. Hock stated the Board Planner will go over the changes and at the end of her presentation the meeting will be open up to public comment. There will be a five minute time frame on comments.

Megan Stanley, Professional Planner with the firm of CME addressed the Board and summarized for the record the Master Plan Reexamination Report prepared for this evening. She indicated that there were significant changes due to Super Storm Sandy. Seaside Park received \$30,000 dollars in PSPAG funding to prepare a Strategic Recovery Planning Report. This report identified vulnerabilities to future natural disasters. It also so recommended a number of planning projects for the Borough to undertake which would allow Seaside Park to evaluate current planning policies and documents in light of lessons learned from Sandy. Upon the adoption of the SRPR, the Borough received Second Round funding through the PSPAG program for the preparation of this Master Plan Reexamination. The intent of the Master Plan Reexam is to determine the necessary changes in the Borough's planning policies in order to mitigate damage from future storms and reduce future loss to both public and private assets. Ms. Stanley stated that the wording under comprehensive goals the language was updated to help in the future with grant funding. Page 25 of the report states the number of recommendations being made, including the review of the boardwalk Zone to determine the most effective use of this district. The recommendation is a Boardwalk form based code, including four different areas (ocean Avenue Row, Promenade Row, Amusement Zone, Water Dependent Use Zone) Ms. Stanley explained these areas for the record, stating that she did research other townships; whereas 100 FT is the mostly the maximum height for rides.

Public Comment Session

Mr. Leone, Attorney thanked the Board for entertaining their requests over the last two years. He stated that his client from an economic development point of view would like to see rides as high as 150 to 250 for at least a portion of the pier. The limit on the height doesn't promote a cost effective business. He would request at least be allowed to have three rides at 250 FT and the others at 150 FT. He would ask the Board the reconsider.

Mr. D'Onofrio came forward and stated he would agree along those lines as well because in the Heights there is no height requirement and it becomes a competitive things. Tom English came forward and stated the highest ride on the pier was the bungee jump and all you would hear was screaming all the time. Linda Batcho of 612 Farragut Avenue came forward stating she supports her neighborhood but there should be some type of time limit, noise barrier and new traffic patterns. Mr. Allen stated to rebuild the pier it's a big investment, there was an amusement park and it was a family place to visit. Diana Giuliano came forward indicating perception is reality and it does impact the quality of life but understands the economics. Vince Rhodes of H Street came forward stating he loves this place and his family loves this town. He feels all the talk this evening is based on profit. He doesn't want the noise. Ann Haze of E Street came forward and questioned why Seaside Park has to compete with another Town. She feels the different zones is a positive step. She pointed out that homeowners as well have made big investments in their homes as well. Her concern will be with the light, air and open space along with the reality of the noise. Mr. Horwath came forward stating she loves this Town and likes that there is nothing there, and doesn't understand why there is a need to compete with Seaside Heights. She feels there has to be alternative ways to generate revenue. John Coleman of 66 Stockton Avenue came forward and stated he has lived here a long time, and doesn't know why they aren't rebuilding yet because the reconstruction of the pier will benefit all the other businesses. Funtown Pier has been there for decades.

Other Members of the public stood up in support of rebuilding the Boardwalk and increasing the height. They were in support of the new vision of the Boardwalk Zone Development.

Motion to close public comment was made by Mr. DiCaro, seconded by Mr. Bucci and unanimously carried by the membership present.

Vice-Chair Giuliano stated this Master Plan will be adopted by the Board and then passed on the Mayor and Council.

Board Comments

Mayor Matthies questioned this revision. Ms. Stanley stated that in 2008 the Master Plan was adopted and would normally stay in place for ten years (2018) but because of the sufficient events that took place, Super Storm Sandy and the fire to the Board Walk, along with the resources of grant money that became available, it was in the best interest to the Borough to revisit and reexamine the previous Master Plan. The Mayor stated he would give the Board and Professionals an "A" for all the hard work they did to prepare this document. Mr. Losey stated he felt a fair compromise was given for the height. Vice-Chair Giuliano also pointed out that the Board, subcommittee members and professionals went back and forth with the height and this reexamination has been a long process.

Motion to adopt the Master Plan Reexamination was made by Mr. Losey, seconded by Mr. Moyses and unanimously carried by the membership present.

Roll Call Vote:

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

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

13. Adjournment: 7:55pm

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Approved: 9-27-2016



Planning Board Chairman



Board Secretary