

Regular Meeting Minutes - Tuesday, August 23, 2016 • 7:00 p.m
Borough of Seaside Park – Planning Board

1. Call to Order & Pledge of Allegiance with Chair Salvatore Mattia 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:

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

ALSO PRESENT:

Terry Brady Esq., Board Attorney
Douglas Rohmeyer, PE, Board Engineer
James Anderson, Zoning Officer
Susan Connor, Board Secretary

EXCUSED:
Frank Losey

4. Resolutions Memorializing Board Decisions.

Resolution memorializing the Adoption of the Master Plan Reexamination Report for the Borough of Seaside Park Planning Board.

Motion to adopt the resolution was made by Vice-Chair Giuliano, seconded by Mr. Wilk and unanimously carried by the membership present.

Roll Call Vote:

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

5. Board Attorney Terry Brady sworn in Board Professionals - Doug Rohmeyer and James Anderson

Mr. Brady read the statement of responsibility of the Board into the record.

6. Approval of Minutes.

· July 26, 2016 – It was announced that the July 26th minutes would be carried to the September meeting.

7. Approval of Bills

CME – Invoice #0193139: 7-20-2016 – Breport - \$198.00

CME – Invoice #0193138: 7-20-2016 – Padula, F - \$71.50

CME – Invoice #0193137: 7-20-2016 – Casciano, Maryann - \$170.00

CME – Invoice #0194207: 7-20-2016 – Haas, Deborah - \$615.50

CME – Invoice #0194208: 8-11-2016 – Casciano, Maryann - \$71.50

CME – Invoice #0194209: 8-11-2016 – Magnatta, James & Carol - \$649.50

CME – Invoice #0194208: 7-28-2016 – Casciano, Maryann - \$374.00

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

Roll Call Vote:

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

Susan Connor – Invoice #8-23-2016 – \$225.00

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

Roll Call Vote:

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

8. Pending Applications.

PB/16-12 Casciano, Maryann 26 North Avenue (Block 36, Lot 8)
• Filed: 6/22/2016 • Certified Complete: 06/14/16 • Hearing scheduled: 8/23/16.

Maryann Casciano came forward and was sworn under oath by the Board Attorney. Ms. Casciano indicated she is seeking bulk variances for the repair of her front landing that is in disrepair. It's a great neighborhood and she is getting her house ready for retirement.

Mr. Rohmeyer stated the ordinance does allow for the reconstruction of front step but does not allow them to be made larger than what the code requires; as in this case. Vice-Chair Giuliano pointed out that by ordinance the landing is being expanded. Ms. Casciano stated it has become a safety issue. The setback of 2.5 FT will remain the same and there will be no covering over the top. The current landing is only 7x8, the new proposed will be 7x23.

Public Comment: John Kovacs of 24 North Avenue, who lives just east of the subject property came forward and was sworn under oath by the Board Attorney. Mr. Kovacs indicated the expansion of the deck will give Ms. Casciano a little extra room.

Ms. O'Donoghue came forward and was sworn under oath by the Board Attorney. Ms. O'Donoghue stated she is opposed to the new enlarged deck. She feels it will impact the area and will definitely impact the sidewalk only being setback 2.5 FT away. The area should be preserved.

There being no further public comment this portion of the meeting was closed 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-12 into the record.

Vice-Chair Giuliano placed on the record his concerns with the application and how he felt there was no hardship and the negative impact he felt it would have on the area and the surrounding neighbors.

Motion & Vote:

Vice-Chair Giuliano made a motion to deny the application. This motion was seconded by Mr. Moyse.

Roll Call Vote:

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

Absent: Losey

PB/16-13 Haas, Deborah 109 Fourth Avenue (Block 19, Lot 10)
• Filed: 7/15/2016 • Certified Complete: 05/12/16 • Hearing scheduled: 08/23/16.

Deborah Haas, applicant and owner came forward and was sworn under oath by the Board Attorney. She proceed to provide on the record the history with the construction of her house and the problem she had with the builders. She indicated her and her husband had planned on constructing this new home, but her husband passed away. She signed contract with builder and thought the bay window had approval from the Town. She explained the nightmare with the builder and how she was unable to break the contract. The problem with the house was when the house was set because it was a modular home. She had no idea there was any issues. All her inspections are complete and she is now waiting on her C.O.

Mr. Anderson explained that the foundation meets the setbacks, the modular home and the cantilevers encroach. Wrong size foundation; there was no foundation location submitted.

The Board Secretary Ms. Connor marked the exhibits A-1 through A-12 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.

Vice-Chair Giuliano did point out that the home is in line with the new dwelling to the west. There is 11.3 FT to the bay window. Mr. Moyse felt the system failed the applicant.

Motion & Vote:

Vice-Chair Giuliano made a motion to approve the application. This motion was seconded by Mr. DiCaro.

Roll Call Vote:

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

PB/16-14 Magnatta, James & Carol44 H Street (Block 56, Lot 7)
• Filed: 07/19/2016 • Certified Complete: 06/07/16 • Hearing scheduled: 08/23/16.

The record should reflect that Mayor Matthies would be stepping down from this application.

James Magnatta came forward and was sworn under oath by the Board Attorney. Vincent Matarazzo, Architect with the firm of R.S Butryn came forward and was sworn under oath by the Board Attorney. The Board accepted his qualifications. Mr. Matarazzo stated the applicant is proposing to construct an 800 SF addition that will have no negative impact on the surrounding neighborhood. There will be 22 FT to the adjoining structure.

Mr. Rohmeyer stated that there a few pre-existing nonconforming conditions on site, and noted them for the record, indicating they will remain.

The Board Secretary Ms. Connor marked the exhibits A-1 through A-12 into the record.

Public Comment:

Vincent Rhoades came forward and was sworn under oath by the Board Attorney. Mr. Rhoades indicated the impact of the addition is so minimal that there will be no effect on any of the neighbors.

Terry Garrity came forward and was sworn under oath by the Board Attorney. Mr. Garrity stated he has lived there for 32 years and fully supports the applicant. The proposal does not affect air, light or open space nor any views.

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. Moyses made a motion to approve the application. This motion was seconded by Mr. Mianulli.

Roll Call Vote:

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

9. Review of Correspondence: NONE

10. Unfinished Business. NONE

11. New Business NONE

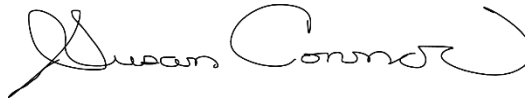
12. Master Plan/Land Use Ordinance Committee (Mattia, Giuliano, Koury)

14. Adjournment. 8:25 PM

Approved: 9-27-2016



Planning Board Chairman



Board Secretary