

Regular Meeting Minutes - Tuesday, October 25, 2016 • 7:00 PM
Borough of Seaside Park – Planning Board

1. Call to Order & Pledge of Allegiance with Chairman Salvatore Mattia presiding.
2. Chairman Mattia 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
Frank Losey
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**
James Anderson, **Zoning Officer**
Susan Connor, **Board Secretary**

EXCUSED:

Thomas Mianulli

Chairman Mattia called upon Application **PB16-17 Amoruso, Louis & Jeanette**

The Record should reflect that Board member Mr. Losey would be stepping down from this application.

Mr. Hock explained that this application is for an isolated undersized lot which under the law requires the applicant to send out buy/sell letters to the adjoining property owners. Those letters were not sent out so he would recommend that the Board carry the application to the November 22, 2016 regular meeting with no further notice.

Motion to carry the application was made by Mr. Moyse seconded by Vice-Chair Giuliano.

Roll Call Vote:

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

4. **Resolutions Memorializing Board Decisions.**

PB/16-06 Coleman, William **1001 SW Central Avenue (Block 7, Lot 19)**

• Filed: 2/25/2016 • Certified Complete: 03/4/16 • Hearing held: 9/27/2016.

Eligible to Vote: DiCaro, Wilk, Losey, Giuliano, Bucci)

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant was requesting to reconstruct and expand an entrance landing necessitating bulk variances.

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

Roll Call Vote:

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

PB/16-15 Heck, Mark & Trisha **203 K Court (Block 52, Lot 31)**

• Filed: 8/4/2016 • Certified Complete: 9//16 • Hearing held: 9/27/2016.

Eligible to Vote: DiCaro, Wilk, Losey, Matthies, Larkin, Koury, Bucci

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant was requesting to construct an oversized curb cut for an existing single family residence necessitating bulk variances. The application was approved with a number of conditions.

Motion to approve the resolution was made by Chief Larkin, seconded by Mr. Losey.

Roll Call Vote:

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

PB/16-16 O’Connor, Kenneth & Roberta **31 North Avenue (Block 35, Lot 19)**

• Filed: 08/26/2016 • Certified Complete: 09/16 • Hearing held: 09/27/2016.

Eligible to Vote: DiCaro, Wilk, Losey, Giuliano, Matthies, Koury, Bucci

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant was seeking permission to add an addition to an existing single family dwelling necessitating bulk variances. The application was approved with a number of conditions.

Motion to approve the resolution was made by Vice-Chair Giuliano, seconded by Council Member Koury.

Roll Call Vote:

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

PB/15-114 Bellu, Juan & Amy 120 Sixth Avenue (Block 18, Lot 5)

• Filed: 6/5/2015 • Certified Complete: 7/22/15 • Hearing held: 08/25/2015; 10/27/2015.
Eligible to Vote: DiCaro, Wilk, Losey, Giuliano, Koury, Bucci

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant was seeking to legalize a previously constructed oversized concrete driveway and impervious patios, and construct a new oversized curb cut necessitating bulk variances. This resolution will memorialize the settlement agreement and will allow the applicant to move forward.

Motion to approve the resolution was made by Mr. Losey, seconded by Vice-Chair Giuliano.

Roll Call Vote:

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

5. Board Attorney Gregory Hock sworn in Board Professionals - Doug Rohmeyer and James Anderson

6. **Approval of Minutes.**

• **September 27, 2016** – Motion to approve the September 27, 2016 minutes was made by Vice-Chair Giuliano, seconded by Mr. Bucci.

Roll Call Vote:

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

7. **Approval of Bills**

Chairman Mattia asked for a motion to approve the invoices submitted by the Board Attorney Gregory Hock, Esq.

Hock – 16-13 Deborah Haas: 9-26-2016 - \$308.00

Hock – Litigation - Bellu: 10-25-2016 - \$630.00

Hock – 16-15 Heck: 10-25-2016 - \$350.00

Hock – 1606 Coleman: 10-25-2016 - \$280.00

Hock – 16-16 O’Connor: 10-25-2016 - \$322.00

Hock – 13-02 Condos, Alex: 2-28-2016 - \$399.00

Hock – General: 10-26-2016 - \$420.00

Motion to approve the invoices submitted for Mr. Hock was made by Chief Larkin, seconded by Council Member Koury and unanimously carried by the membership present.

Roll Call Vote:

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

Chairman Mattia asked for a motion to approve the invoices submitted by the Board Engineer Doug Rohmeyer.

CME – Invoice #0197360: 10-17-2016 – Heck, Mark & Trisha - \$133.75

CME – Invoice #0197359: 10-17-2016 – 16-18 Barazcz, Thomas & Angela - \$887.50

CME – Invoice #0197357: 10-17-2016 – 15-14 Bellu, Juan & Amy - \$35.75

CME – Invoice #0197358: 10-17-2016 – O’Connor, Kenneth & Roberta - \$178.75

CME – Invoice #0197361: 16-17 Amoruso, Louis & Jeanette - \$955.50

CME – Invoice #0197430: 10-20-2016 – Moran, Jayne - \$473.00

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

Roll Call Vote:

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

Chairman Mattia asked for a motion to approve the invoice submitted by the Board Secretary Susan Connor.

Susan Connor – Invoice #10-25-2016 — \$225.00

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

Roll Call Vote:

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

8. **Pending Applications.**

PB/16-18 Barazcz, Louis & Jeanette 117 K Street (Block 52, Lot 18 p/o 1)
• Filed: 9/23/2016 • Certified Complete: 10/05/16 • Hearing scheduled: 10/25/2016

The record should reflect that a letter submitted by the applicant's Attorney, Lynn Dunn Esq. was received by the Board indicating the applicant is requesting the application be carried to the November 22, 2016 regular meeting with no further notice being necessary.

Motion & Vote:

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

Roll Call Vote:

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

9. **Review of Correspondence:** NONE

10. **Unfinished Business.** NONE

11. **New Business**

A motion to authorize the return of the designated Development application escrow deposit for PB13-09 Moran; ZBA09-06 Manfra; ZBA12-16 Friedland; PB13-05 Velardi; PB13-07 Huchinson; PB13-08 O'Keefe and PB13-09 Matus was made by Council Member Koury, seconded by Mr. Vice-Chair Giuliano and unanimously carried by the membership present.

Roll Call Vote:

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

A motion to authorize the payment of Membership Dues for the New Jersey Planning Officials for the year 2017 in the amount of \$370 dollars was made by Vice-Chair Giuliano, seconded by Mr. DiCaro and unanimously carried by the membership present.

Roll Call Vote:

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

Chairman Mattia

The Board reviewed the following Ordinances amending and supplementing:

- Chapter 200-68 Entitled "Business Zone"
- Chapter 200-69 Entitled "Mixed Use Zone"
- Chapter 200-71 Entitled "Boardwalk Zone"
- Chapter 200-3 Entitled "Definitions"

Mr. Rohmeyer reminded the Board that these amendment were discussed by the Board and changes to these ordinances had been made based on Board input. Mr. Rohmeyer went through the changes made and explained the changes on the record and was discussed by the Board.

Motion to accept and approve the changes as represented on the record this evening was made by Vice-Chair Giuliano, seconded by Mr. Losey and unanimously carried by the membership present to send back to Council as a package deal for their approval.

Roll Call Vote:

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

Public Comment:

Patricia DeGutis came forward and addressed the issue with the agenda and minutes not being uploaded in time on the Borough website. Mayor Matthies stated he would look into that matter.

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

It was recommended that the Board prepare a yearly report of all applications heard by the Board for the year 2016.

Mr. Anderson stated he would like to see a requirement for the submission of a foundation locations to be submitted to his office.

14. Adjournment. With no further business to be acted upon this evening, the meeting was adjourned at 8:04pm by the membership present.

Approved: 12-8-2016



Planning Board Chairman



Planning Board Secretary