

Regular Meeting Minutes - Tuesday, November 22, 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
Thomas Mianulli
Robert Matthies, **Mayor**
Nancy Koury, **Councilwoman**
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:

Francis Larkin, **Police Chief**
Jack Moyses, **Alternate #1**

4. **Resolutions Memorializing Board Decisions.** None
5. Board Attorney Gregory Hock sworn in Board Professionals - Doug Rohmeyer and James Anderson
6. **Approval of Minutes.**
• **October 25, 2016** – It was announced that the October minutes would be carried to the December 13, 2016 regular meeting.
7. **Approval of Bills**

Chairman Mattia asked for a motion to approve the invoices submitted by CME.

CME – Invoice #0198597: 11-15-2016 – 16-18 Barszez - \$143.00

CME – Invoice #0198598: 11-15-2016 – 16-19 G Street - \$1,122.00

CME – Invoice #0198599: 11-15-2016 – 16-17 Amoruso - \$143.00

Motion to approve the invoices submitted for Mr. Rohmeyer 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, Bucci, Mattia
Against: None
Abstain: None
Not Voting: None
Absent: Larkin, Moyses

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

Susan Connor – Invoice #11-22-2016 -- \$225.00

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

Roll Call Vote:

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

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

8. **Pending Applications.**

PB/16-06 Amoruso, Louis & Jeanette 117 K Street (Block 52, Lot 18 p/o 1)
• Filed: 09/23/2016 • Certified Complete: 10/5/2016 • Hearing scheduled: 10/25/2016; adjourned to: 11-22-2016

The record should reflect that Mr. Losey, Mayor Matthies and Council Member Koury would be stepping down from this application.

Richard Ramirez, PE, Engineer, Louis Amoruso, applicant and Michele DiSalvo, Architect came forward and were sworn under oath by the Board Attorney.

Richard Ramirez came forward and addressed the Board providing his professional and educational background. The Board accepted his qualifications. Mr. Ramirez stated the application before the Board this evening is for the construction of a new dwelling on an isolated lot. He explained that the existing old house had been demolished and currently the lot is vacant. Last month this application was carried in order for the applicant to send out the buy/sell letters to the adjoining property owners required under the law.

The Board Secretary Ms. Connor marked the exhibits **A-1** through **A-14** into the record.

Mr. Ramirez continued with his testimony submitting additional items to be marked into evidence. **A-15** is an architectural elevation of the proposed house. **A-16** is a tax map exhibit displaying the properties within the area. Mr. Ramirez stated the adjoining property owners were sent letters asking if they were interested in buying or selling any property. All owners had indicated they were not interested. He stated that he also prepared a replacement / revised plot plan based on concerns with the neighbors with regards to the AC platform. The revised plot plan was marked into evidence as **A-17** moving the AC platform to the other side of the property. Mr. Rohmeyer pointed out that the AC units will still encroach into the rear yard and a variance will be necessary. Mr. Ramirez stated the lot is 2,200 SF; whereas 5,000 SF is required in the zone.

Michele DiSalvo, Professional Architect came forward and addressed the Board describing exhibit A-15 for the record that shows the overall appearance of the proposed dwelling. The first floor will be used for parking and storage. The second floor will contain three bedrooms and the main living area including the master bedroom will be located on the third floor. The plan proposes architectural features on the outside and the building will be constructed to meet all the required building codes. The layout of the house will provide for adequate light, air and open space and the house including the AC platform will also meet the flood plain criteria in that area.

Mr. Rohmeyer suggested that the applicant push back the house off the front property in order to construct front steps. Vice-Giuliano also agreed stating he feels by moving the house back it will complement the street, and modifying the driveway to be 10 wide so it can accommodate a full car length, and relocating the AC platform to the other side of the property will be a positive change.

Public Comment: The meeting was open to public comment. There being no 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.

Motion & Vote:

Vice-Chairman Giuliano made a motion to approve the application with the following stipulations: AC unit platform to the be relocated to the other side of the dwelling; push house back an additional 4.5 FT off the front property line; deed of consolidation for the lots to be filed. This motion was seconded by Mr. DiCaro.

Roll Call Vote:

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

Chairman Mattia stated that before the Board continues he would like to announce that Application **PB/19 G Street Associates, LLC** is requesting an adjournment. Mr. Hock stated a letter was sent to the Board. This adjournment was discussed and announced to the public in attendance that the applicant would need to re-notice and publish for a new meeting date in 2017.

PB/16-18 Barazcz, Thomas & Angela.....27 Brighton Avenue (Block 37, Lot 25
• Filed: 9/23/2016 • Certified Complete: 10/0516 • Hearing scheduled: 10/25/2016; adjourned to: 11/22/2016.

Lynn Dunn, Esq. Attorney representing the applicant came forward to address the Board and called upon all her witnesses to be sworn under oath by the Board Attorney. The Board accepted their qualifications.

Angela & Tom Barazcz, applicants; Matthew Wilder, PE Engineer; Allison Coffin Professional Planner and Michael Melillo Architect came forward and were sworn under oath by the Board Attorney.

Michael Melillo, Architect came forward and provided the Board with a brief overview of the project, indicating the applicants are seeking permission to construct a third floor addition over their existing dwelling. The house will be renovated but the bulk of the work will be the third floor which will consist of a master bed room and bath and two decks with an elevator accessing the third floor. The applicants will be making the outside of home aesthetically pleasing with decorative siding and a gable roof line. It was Mr. Melillo's professional opinion that the new renovation does a good job improving the appearance of the house. He explained that the house will comply with the height requirements, and the existing setbacks are being maintained, there is no expansion of the foundation whatsoever. The AC units are located at an elevation 10.1 FT.

Matthew Wilder, PE also provided a brief overview stating the property is currently 5,000 SF in area. The existing two driveways and garage will remain in their current locations. Mr. Wilder addressed items within the CME engineering review. He stated the proposed addition will not impact the neighbors and he had no problem agreeing to submit an as-built-plot plan.

The Board Secretary Ms. Connor marked the exhibits **A-1** through **A-15** into the record. Additional exhibits were submitted and marked into evidence. **A-16** is an aerial exhibit; **A-17** driveway exhibit, **A-18** Firm flood insurance rate map – revised; **A-18** Current preliminary flood map

Allison Coffin, Professional Planner provided testimony to the Board explaining the applicant is technically expanding a nonconforming use. There is no additional foundation expansion, no new variances being sought for the construction of the addition. There is no harm being done, and feels the proposal meets the intention of the ordinances and can be granted under the C2 standard.

The record should reflect that Board Member Wilk stepped away from the hearing.

Public Comment:

Kevin Moss of 32 Brighton Avenue came forward and was sworn under oath by the Board Attorney. Mr. Moss stated he is in support of this application. The footprint is staying the same and so is the use of the property. Angela and Tom are good, kind neighbors and he hopes someday they will move to the house year round. There being no further public comment this portion of the meeting was closed on a motion made by Mr. DiCaro, seconded by Mr. Losey and unanimously carried by the membership present.

Motion & Vote:

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

Roll Call Vote:

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

9. **Review of Correspondence:** The Board Secretary stated that there were two items within the Board packet this evening; one being DEP permit for Block: 26, Lot: 25 aka 1 North Ocean Avenue for informational purposes and the New Jersey Planner issue September/October 2016.

10. **Unfinished Business.** NONE

11. **New Business**

- Review of Ordinance – Chapter 200- Section 68; “Business Zone”; Section 69: “Mixed Use Zone”
- Review of Ordinance – Chapter 200 – Section 200-71: “Boardwalk Zone
- Review of Ordinance – Chapter 200-Section 3; “Definitions of the Revised – General Ordinances”

The Board reviewed the three ordinances and recommended that they be sent back to Council so they can proceed and provide for 2nd reading so they can be adopted.

Motion & Vote:

Mr. Losey made a motion to approve, seconded by Vice-Chair Giuliano.

Roll Call Vote:

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

The Board discussed the December 13th, regular meeting; whereas there would be no applications placed on the agenda, just the approval of resolutions, minutes and invoices.

Chairman Mattia stated he would also like to set the date for the Re-organization meeting for January 2017 this evening.

The Board agreed to reorganize on Tuesday, January 24, 2017 at 7pm with the proper notice to be given in the official newspaper.

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

14. **Adjournment** – With no further business to be acted upon this evening, the meeting was adjourned at 8:45 pm by the membership present.

Approved: 12-8-2016



Planning Board Chairman



Planning Board Secretary