

Regular Meeting Minutes - Tuesday, December 13<sup>th</sup>, 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  
Francis Larkin, **Police Chief**  
Robert Matthies, **Mayor**  
Nancy Koury, **Councilwoman**  
Jack Moyses, **Alternate #1 (7:05 pm)**  
Dominick Bucci, **Alternate #2**

**ALSO PRESENT:**

Gregory Hock Esq., **Board Attorney**  
Douglas Rohmeyer, **PE, CME, CFM Board Engineer**  
Susan Connor, **Board Secretary**

**ABSENT:**

James Anderson, **Zoning Officer**

4. **Resolutions Memorializing Board Decisions.**

**PB/16-17 Amoruso, Louis & Jeanette..... 117 K Street (Block 52, Lot 18, p/o 1)**

• Filed: 9/23/2016 • Certified Complete: 10/5/16 • Hearing held: 11/22/2016.

Eligible to Vote : DiCaro, Wilk, Mianulli, Giuliano, Bucci, Mattia)

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicants are seeking a variance to construct a new single family dwelling on an isolated undersized lot, necessitating bulk variances. The application was approved with the stipulations that the plan be amended to depict a 10 FT wide driveway, pushing the house back 5 FT towards the rear property line, AC unit and platform shall conform, along with a number of other conditions.

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

**Roll Call Vote:**

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

**PB/16-18 Barazcz, Thomas & Angela..... 27 Brighton Avenue (Block 37, Lot 25)**

• Filed: 9/23/2016 • Certified Complete: 10/5/2016 • Hearing held: 11/22/2016.

Eligible to Vote : DiCaro, Losey, Giuliano, Matthies, Koury, Bucci, Mattia)

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicants are seeking a variance to construct an addition onto 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 Council Member Koury, seconded by Mr. Losey.

**Roll Call Vote:**

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

***The record should reflect that Board Member Moyses was now present (7:05 pm)***

5. Board Attorney Gregory Hock sworn in Board Professional - Doug Rohmeyer

6. **Approval of Minutes.**

• **October 25, 2016** – Motion to approve the October 25, 2016 meeting minutes was made by Vice-Chair Giuliano, seconded by Mr. Losey.

**Roll Call Vote:**

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

• **November 22, 2016** – Motion to approve the October 25, 2016 meeting minutes was made by Council Member Koury, seconded by Mr. Losey.

**Roll Call Vote:**

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

7. **Approval of Bills**

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

Hock – #16-17 Amoruso: 12-13-2016 - \$413.00  
Hock – #16-18 Barszcz: 12-13-2016-2016 – \$406.00  
Hock – General Billing: 12-13-2016 –\$560.00

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

**Roll Call Vote:**

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

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

CME – Invoice #0199558: 11-30-2016 – O'Connor, Kenneth & Roberta - \$200.00  
CME – Invoice #0199521: 11-30-2016 – Barszcz, Thomas & Angela - \$214.50  
CME – Invoice #0199522: 11-30-2016 – G Street Associates, LLC - \$71.50  
CME – Invoice #0199523: 11-30-2016 – Amoruso, Louis & Jeanette - \$214.50

Motion to approve the invoices submitted for Mr. Rohmeyer 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, Matthies, Giuliano, Koury, Mattia  
Against: None  
Abstain: None  
Not Voting: Moyse, Bucci  
Absent: None

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

Susan Connor – Invoice #12-13-2016 -- \$225.00

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

**Roll Call Vote:**

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

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

8. **Pending Applications.** None

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 “ Permitted Additions to Non-Conforming Structures” – Chapter 200-Section 46E “Building Additions”**

The Board reviewed the handout prepared on permitted additions to non-conforming structures. Mr. Hock stated that changes were made to clear up the interpretation of additions within the ordinance. The new wording will allow for the addition to meet all the required setbacks of the zone and that the foundation area being created does not exceed 50% of the foundation area of the existing principal building.

Motion to approve and accept the changes and additional wording made to the ordinance was made Vice Chair Giuliano, seconded by Mr. Wilk and unanimously carried by the membership present.

**Roll Call Vote:**

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

- **Review of “Electric Meter Platforms within a Residential Zone”**

The Board reviewed the handout prepared on residential Zone electric meter platforms. It was determined by the Board that new language should be worked into this ordinance. Mr. Hock stated that the current ordinance was sent to council back in September and there had been a concern with the platforms for the electric meters. Mr. Rohmeyer stated that modifications must be made to address these platforms within the residential zone. The Board discussed a minimum size for the landing, stairs and the height, along with what is required by the electric company. The wording was also amended in section 3d that addressed the spacing between the platforms.

The Board approved the changes and modifications and recommended that it be sent back to Council

**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, Moyses

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

**BOARD COMMENTS:**

The Board discussed the meeting dates for 2017 and agreed to reorganize on the 24<sup>th</sup> day of January 2017 at their regularly scheduled meeting.

Vice-Chair Giuliano informed the members that this would be Council Member Koury’s last meeting and wanted her to know that she will be missed and that she has been a very valuable member of the Board.

Chairman Mattia also informed the members that this would be his last meeting because he is moving to Toms River. He stated it had been a pleasure serving on the Board and feels it’s an exceptional Board for being such a small town.

Mayor Matthies stated he is very proud and appreciates the leadership of this Board, especially how the Board came together after super storm sandy.

14. **Adjournment** – With no further business to be acted upon this evening, the meeting was adjourned at 7:45 pm by the membership present.

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Approved: 1-24-2017

  
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Planning Board Chairman

  
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Planning Board Secretary