



***Borough of Seaside Park
Planning Board***

REGULAR MEETING MINUTES
Tuesday, May 22, 2018 7:00 p.m.

A Regular Meeting of the Seaside Park Planning Board was held on Tuesday the 22nd day of May 2018 at 7:00 pm in the Council Chambers with Michael Giuliano presiding.

PRESENT:

Michael Giuliano, **Chair**
Martin Wilk, **Vice-Chair**
Anthony DiCaro
Frank Losey
Francis Larkin, **Police Chief**
Ray Amabile, **Councilman**
Karen Kroon, **Mayors Designee**
Dominick Bucci, **Alternate #1**
Anne Pitchell, **Alternate #2**

ALSO PRESENT:

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

Excused:

Thomas Mianulli
Robert Matthies, **Mayor**

Chairman Giuliano called the meeting to order and requested that all rise and salute the Flag. The roll was called and as a result Thomas Mianulli and Mayor Matthies were found to be excused.

Chairman Giuliano read the "Statement of Compliance with the New Jersey Open Public Meetings Act."

4. Resolutions Memorializing Board Decisions.

PB/18-06 McNally, Kevin & Barbara

125 O Street (Block 74.01 Lot 45)

• Filed: 02/20/2018 • Certified Complete: 03/12/2018 • Hearing held: 04/24/2018.
Voting to approve: (DiCaro, Losey, Mianulli, Moyse, Matthies, Larkin, Bucci, Wilk, Giuliano)

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seeking to elevate an existing single-family dwelling; construct a one-story addition off the rear of the house and reconfigure and enlarge the front entry deck and stairs. The application was granted with a number of conditions.

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

Roll Call Vote:

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

PB/18-07 Diamond, Christopher Page

110 First & 16 South Bayview Avenue (Block 29 Lot 1 & 5)

• Filed: 02/20/2018 • Certified Complete: 02//2018 • Hearing held: 04/24/2018.
Voting to approve: (DiCaro, Losey, Mianulli, Moyse, Matthies, Larkin, Bucci, Wilk, Giuliano)

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seeking approval for a preliminary and final minor subdivision approval with bulk variances to subdivide a partially developed tract. The application was granted with a number of conditions.

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

Roll Call Vote:

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

PB/18-09 Campbell, Theodore C. III

604 North Bayview Avenue (Block 42 Lot 2)

• Filed: 02/28/2018 • Certified Complete: 03/14/2018 • Hearing held: 04/24/2018.
Voting to approve: (DiCaro, Losey, Mianulli, Matthies, Larkin, Bucci, Pitchell, Wilk, Giuliano)

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seeking to construct a recessed roof top deck into an existing pitched roof area of an existing single-family dwelling together with an exterior spiral staircase necessitating bulk variances. The application was granted with a number of conditions.

Motion to approve the resolution was made by Vice-Chair Wilk, seconded by Mr. DiCaro.

Roll Call Vote:

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

PB/18-10 Paulee LLC

601 South Ocean Avenue (Block 23 Lot 23)

• Filed: 03/07/2018 • Certified Complete: 03//2018 • Hearing held: 04/24/2018.
Voting to approve: (DiCaro, Losey, Mianulli, Matthies, Bucci, Pitchell, Wilk, Giuliano)

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seeking to demolish an existing home and construct a new two and one-half story home necessitating bulk variances. The height variance was not granted. The driveway and curb-cut variances were approved. The application was granted with a number of conditions.

Motion to approve the resolution was made by Vice-Chair Wilk, seconded by Mr. Bucci.

Roll Call Vote:

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

5. Approval of Minutes:

Chairman Giuliano announced that the minutes would be carried

6. Approval of Invoices:

Chairman Giuliano requested a motion to approve the invoices submitted by Gregory Hock, Esq.

Hock – General 5-22-2018 \$168.00

Hock – #PB18-07 Diamond: 5-22-2018 — \$462.00

- Hock – #PB18-10 Paulee: 5-22-2018 — \$532.00
- Hock – #PB18-05 Cella: 5-22-2018 — \$105
- Hock – #PB18-09 Campbell: 5-22-2018 — \$364.00

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

Roll Call Vote:

- For: Losey, Larkin, DiCaro, Wilk, Amabile, Bucci, Kroon, Giuliano
- Against: None
- Abstain: None
- Not Voting: Pitchell
- Absent: Mianulli, Matthies

Chairman Giuliano requested a motion to approve the invoice submitted by the Board Secretary, Susan Connor.

Susan Connor – Invoice #5-22-2018 — \$275.00

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

Roll Call Vote:

- For: Losey, Wilk, DiCaro, Larkin, Wilk, Amabile, Bucci, Kroon, Giuliano
- Against: None
- Abstain: None
- Not Voting: Pitchell
- Absent: Mianulli, Matthies

7. Swearing in of Board Professionals

Doug Rohmeyer, Board Engineer was sworn under oath by the Board Attorney Mr. Hock.

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

8. Pending Applications:

Chairman Giuliano announced that the following application had given the Board written notification back in April that they were withdrawing their application.

**PB18-05 Cella, Rose Mary.....209 North Ocean Avenue (Block: 63, Lot: 41.01)
Application carried to the May 22nd, 2018 meeting – Request to withdrawn application.**

**PB/18-11 St/ Catharine of Siena Church..... 50 E Street (Block: 47, Lot: 1-7 & 1-20)
Filed: 03/21/2018 – Certified Complete: – 04/00/2018 Hearing Scheduled: 04/24/2018
David Casadonte, Esq.: Attorney for applicant. Request: Exception to Site Plan Requirements.**

The record should reflect that Board Members Kroon, Amabile, Wilk and Pitchell would be stepping down from this application.

David Casadonte Esq, Attorney representing the applicant came forward to address the Board indicating the Church would like to do some renovations. They are proposing four additions, various walk-ways to be enclosed

and a handicap ramp. There are no plans to hire additional staff.

Renee Casadonte, religious educational coordinator and safety coordinator came forward and was sworn under oath by the Board Attorney. Mrs. Casadonte stated for the record that she has been certified in both positions by the diocese in Trenton since 2004. She explained that currently their buildings are not up to diocese safety standards including the ability to "lockdown" the site in the case of an emergency. The additions will create indoor access between the building and create a main entrance that conforms to safety regulations that currently don't exist today. This plan has been in the works for about three years and feels it provides the proper safety precautions for the Priests and children that attend CCD. She explained that currently the parish hall is used for parish educational programs (K through 8th grade CCD) and utilizes mobile partitions to create "classrooms". The building modifications will create true classrooms for the students which will isolate noise from the other classes. The new classrooms will eliminate the need to partition the multipurpose room and will not increase the number of students served by the parish.

William Campbell, Architect came forward and was sworn under oath by the Board Attorney. Mr. Campbell provided the Board with his professional and educational background. The Board accepted his qualifications. Mr. Campbell stated he prepared the plans for this construction and provided the Board a brief summary referring to the plans that were submitted. He stated this project will bring the two existing bathrooms up to code and provide for an ADA compliant entry vestibule with a lockable door. The proposed additions will fill-in and square off sections of the existing buildings and permit for interconnecting passage ways throughout the building. The development will improve the aesthetics of the building elevation views and the new covered entrance has a residential look and feel. A partial hip roof facing the street creates minimizes the perceive bulk of the structure. There will be conforming signs on the E Street side of the building only. They are proposing No signs to be mounted on the F Street side of the building. There will be a net gain in parking due to the gravel parking lot.

Public Comment:

Marla Aneson of 54 F Street came forward and was sworn under oath by the Board Attorney. Ms. Aneson stated she is concerned with the height of the additions since the church is located within a residential neighborhood. She was also concerned with people parking and blocking her driveway and adding a burden to F Street and the de-value to her home.

MaryEllen Kozay of 60 F Street came forward and was sworn under oath by the Board Attorney. She felt the additions will be marvelous and definitely will enhance the CCD program. The new look will be great and can be shared by the whole community.

Abigail Kozay came forward and was sworn under oath by the Board Attorney. As a teacher safety is her concern. Walking between buildings during the winter has always been a concern of the parents.

There being no further public comments this portion of the meeting was closed on a motion made by Mr. Losey, seconded by Mr. DiCaro and unanimously carried by the membership present.

Mr. Casadonte stated that the gravel lot for the parking is also part of this application and the applicant is willing to consolidate the properties along with adding a paving detail and drainage detail to the plan.

Board Secretary, Ms. Connor read into the record a number of exhibits (**A-1 thru A-11**) which she had marked into evidence on behalf of the application.

Motion & Vote:

Motion to approve the application with a number of conditions was made by Mr. Losey, seconded by Chief Larkin

and unanimously carried by the membership present.

Roll Call Vote:

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

PB/18-12 DPE Jersey Girls..... 210 South East Central Avenue (Block: 33Lot: 1)
Filed: 3/22/2018 • Certified Complete: 4/00/2018 • Hearing Scheduled: 4/24/2018
Lynne Dunn Esq. Attorney for Applicant Request: Use / Bulk Variance

It was announced that this application would be carried to the June 26, 2018 meeting.

PB/18-14 Marie Clayton..... 265 N Street (Block: 63 Lot: 27)
Filed: 3/29/2018 • Certified Complete: 4/00/2018 • Hearing Scheduled: 4/24/2018
N/A Attorney for Applicant Request: Bulk Variance

The record should reflect that Board Member Ms. Kroon would be stepping down from this application.

Dan Governale, Architect came forward and was sworn under oath by the Board Attorney. Mr. Governale provided the Board with his professional and educational background. The Board accepted his qualifications. The applicant is looking to construct a new rear deck onto their existing elevated single-family dwelling; which was elevated after super storm sandy. Mr. Governale submitted photographs which were marked into evidence as **A-9** through **A-11**. Mr. Governale explained that originally back in 2015 the pavers were approved with existing stairs on the driveway side; now that the house is elevated and the new deck wraps around the house and provides a shaded area because Mrs. Clayton has a hard time climbing the stairs.

Marie Clayton came forward and was sworn under oath by the Board Attorney. Ms. Clayton stated she had purchased the home in 1965. The home contains three bedroom and one legal parking space. She had obtained all the proper permits to elevate the home after the storm and parking had not been a problem at the site. She has been able to park two average size cars; stacked on the property.

Public Comment:

The meeting was open to public comment. There being no further public comments this portion of the meeting was closed on a motion made by Vice-Chair Wilk, seconded by Ms. Pitchell and unanimously carried by the membership present.

Board Secretary, Ms. Connor read into the record a number of exhibits (**A-1 thru A-8**) which she had marked into evidence on behalf of the application.

Motion & Vote:

Motion to approve the application with conditions was made by Councilman Amabile, seconded by Vice-Chair Wilk and unanimously carried by the membership present.

Roll Call Vote:

- For: Amabile, Wilk, DiCaro, Losey, Larkin, Bucci, Pitchell, Giuliano
- Against: None
- Abstain: None
- Not Voting: Kroon
- Absent: Mianulli, Matthies

9. Review of Correspondence: -

- CAFRA Permit – Well No#10 Water Treatment Plant – Dated April 19, 2018 – Informational purposes
- Coastal Zone Management General Permit #4 – Filomena G. Padula - Block 65, Lot: 1.01; 319 O Street – Informational purposes only

10. Unfinished Business:

- The Board discussed the Boardwalk Zone, Ocean Avenue Zone and Promenade Zone and how when drafting this ordinance originally it didn't permit rides unless the applicant obtained a use variance. It was discussed that possibly this should be re-visited. The Board discussed drafting an amendment to allow for rides in the promenade and ocean zones to allow some type of rides in order to eliminate and reduce use variances for height.

The Board authorized the professionals to draft an ordinance authorizing rides from seasonal to permanent with some type of height restriction within those zones to be addressed at the June meeting.

11. New Business

- Chairman Giuliano informed the Board that there have been some changes at Borough Hall. He is meeting this Friday with Sandra Martin who will be filling in for Karen while she is out for the next 12 weeks. He asked that the Board be patient with receiving their packets.

13. Adjournment

With no additional business to be discussed at this time, the meeting was adjourned at 8:47 pm on motion by Mr. Losey seconded by Mr. Bucci and unanimously carried by the membership present.

Approved:

Planning Board Chairman

Board Secretary