



**Borough of Seaside Park  
Planning Board**

**REGULAR MEETING MINUTES  
TUESDAY, JUNE 26, 2018 \* 7:00 p.m.**

A Regular Meeting of the Seaside Park Planning Board was held on Tuesday the 26th day of March at 7:00 pm in the Council Chambers with Michael Giuliano presiding.

PRESENT:

- Michael Giuliano, **Chairman**
- Martin Wilk, Vice, **Chairman**
- Anthony DiCaro
- Frank Losey
- Thomas Mianulli
- Dominick Bucci
- Robert Matthies, **Mayor**
- Francis Larkin, **Police Chief**
- Ray Amabile, **Council Member**
- Anne Pitchell, **Alternate #1**
- Karen Kroon, **Alternate #2**

ALSO PRESENT:

- Gregory Hock Esq., **Board Attorney**
- Douglas Rohmeyer, PE, **Board Engineer (LATE)**
- Sandra Martin, **Interim Secretary**

Chairman Giuliano thanked Sandra Martin for filling in and announced the resignation of Susan Connor.

Chairman Giuliano called the meeting to order and requested that all rise and salute the Flag.

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

**Oath of Office**

Dominick Bucci was sworn in by Mayor Matthies as a Class IV Member, term expiration 12/2020.

Anne Pitchell was sworn in by Mayor Matthies as an Alternate #1, term expiration 12/2018.

Karen Kroon was sworn in by Mayor Matthies as an Alternate #2, term expiration 12/2018.

Mayor Matthies stated the Board Members terms of office. Chairman Giuliano requested Ms. Martin update the website to reflect the current Board Members in terms of office.

**4. Resolutions Memorializing Board Decisions.**

**PB/18-11**· St. Catherine of Sienna Church.....50 E Street (Block 47, Lot 1-7 & 1-20)

- Filed: 3/21/2018 • Certified Complete: 4/19/2018 • Hearing held: 4/24/2018.
- Voting to Approve: DiCaro, Losey, Larkin, Bucci, Giuliano

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seeking to construct four one-story additions (254 s.f., 304 s.f, 1624 s.f., and 999 s.f.). The application was granted with a number of conditions.

**Roll Call Vote:** Motion to approve the resolution was made by Mr. DiCaro, seconded by Mr. Losey.

For: DiCaro, Losey, Larkin, Bucci, Giuliano

Against: None

Abstain: Wilk

Not Voting: Kroon, Pitchell, Amabile, Matthies, Mianulli

Absent: None

**PB/18-14**· Marie Clayton..... 265 N Street (Block 63, Lot 1)

- Filed: 3/22/2018 • Certified Complete: 5/8/2018 • Hearing held: 4/24/2018.
- Voting to Approve: Bucci, Giuliano, Kroon, Larkin, Losey, Amabile, DiCaro, Wilk

The Board Attorney, Mr. Hock summarized the resolution into the record indicating the applicant is seeking to construct a new rear deck on an existing elevated single-family dwelling, necessitating bulk variances for premises located at 265 N Street. The application was granted with a number of conditions.



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**Roll Call Vote:** Motion to approve the resolution was made by Mr. DiCaro, seconded by Mr. Losey.  
For: Bucci, Giuliano, Larkin, Losey, Amabile, DiCaro, Wilk, Kroon  
Against: None  
Abstain: None  
Not Voting: Pitchell, Matthies, Mianulli  
Absent: None

**5. Approval of Minutes.**

Due to the resignation of Secretary Connors the Board Attorney, Mr. Hock was asked by Chairman Giuliano to prepare the minutes of May 22, 2018, and a Proclamation recognizing Ms. Connor's many years of service.

**6. Approval of Invoices.**

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

Hock-	General File-	Board Attorney:	6/26/18-	\$140.00
Hock-	#PB/18-08-	St. Catherine of Siena:	6/26/18-	\$315.00
Hock-	#PB/18-12-	DPE Jersey Girls, LLC:	6/25/18-	\$371.00
Hock-	#PB/18-06-	McNally:	5/22/18-	\$280.00
Hock-	#PB/18-14-	Clayton, Marie:	6/26/18-	\$455.00

**Roll Call Vote:** Motion to approve the invoices submitted for Mr. Hock was made by Mayor Matthies, seconded by Mr. Amabile and unanimously carried by the membership present.

Vote of acclamation with unanimous consent, motion carried.

*Chairman Giuliano requested a motion to approve the invoices submitted by CME.*

CME-	Invoice #0225547-	PB/18-12 DPE Jersey Girls, LLC:	6/20/18-	\$70.00
CME-	Invoice #0225546-	PB/18-07 Diamond, Christopher Page:	6/20/18-	\$140.00

**Roll Call Vote:** Motion to approve the invoices submitted for Mr. Rohmeyer was made by Mr. Amabile, seconded by Mr. Bucci and unanimously carried by the membership present.

Vote of acclamation with unanimous consent, motion carried.

**7. Pending Applications.**

*Chairman Giuliano announced that the following applicant's request to withdraw the application without prejudice:*  
PB/18-22 DPE Jersey Girls, LLC

Roll Call Vote: Motion to accept applicant's request to withdraw the application without prejudice made by Mr. Amabile, seconded by Ms. Pitchell and unanimously carried by the membership present.

Vote of acclamation with unanimous consent, motion carried.

**8. Review of Correspondence.**

- Excess Liability Joint Insurance Fund: Chairman Giuliano requested the members of the Board to complete the online training module.

**9. Unfinished Business.**

None at this time.



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10.

**New Business.**

Chairman Giuliano discussed a potential draft amendment to the promenade zone of the boardwalk.

Chairman Giuliano stated the following: “The applicant was recently approved to place rides in the promenade zone, which was not anticipated. Currently, it is excluded by lack of inclusion in the ordinance for rides in the promenade zone. This potential amendment was not drafted by request of the property owner. It is brought before the Board for discussion because any time a change is requested it will require a use variance. The discussion for the Board is whether to make an amendment in advance. An amendment will still require site plan approval, not the use variance turning it into a permitted use”.

Mr. Hock explained a draft amendment that focuses on the Boardwalk Zone Ordinance specific the subsection of Overlay Promenade. Recent approval was granted for *kiddie rides* by way of use variance and site plan. Mr. Hock stated. “The policy question for the Board is whether to amend this section so that a use variance is not required each time. If that is in the affirmative, our thoughts are to limit to the area proposed in the last site plan”.

Mr. Hock further described that the general principle of the promenade row incorporating the pedestrian plot, being set up for buildings, an Ocean Ave row, pedestrian row, a kiosk row, and another pedestrian walkway. The easterly border is where the rides are permitted. The potential draft includes amending the purpose to include small amusements as a permitted purpose in the promenade row, adding on a whole list of permitted uses, and the setbacks for the amusement rides. Mr. Hock explained, “The setbacks focus on the east & west borders with a small corridor which is what he proposed in the last site plan. Not impeding on the pedestrian walkways the eastern edge of the boardwalk lines up at the end of the promenade row”.

Mr. Rohmeyer explained that currently there is a boundary between promenade row and Ocean Avenue row. Mr. Rohmeyer stated, “If you offset the boundary 65 ft. towards the ocean to the east, it will preserve that central aisle lining up with the boardwalk in the Heights, to the North. Amusement rides will be prohibited by a 150 ft. buffer located on the south end of the boardwalk. The buffer will be located from the southern property line without rides. Anything east of the 65 ft. open space would be fair game”.

Chairman Giuliano explained if it is done in bulk dimension rides are permitted in the promenade zone. It becomes a bulk variance request restricted by bulk. Chairman Giuliano suggested creating a subzone making it such that he has to stay in that bulk area or a use variance is then needed. Such as a promenade ride zone. It was stated that anything will still need site plan approval.

Mr. Losey stated that the rides are not yet in operation and are very basic kiddie rides. Mr. Losey questioned how ticket sales will be conducted, where a ticket booth would be located- if any, and brought to the Board’s attention the congestion of a potential line for a ticket booth. The suggested was made to continue to review all requests. Mr. Losey stated, “ If there are 75 people waiting in line, they will be in the promenade area, taking up space with overflow”. Mr. Rohmeyer stated there was a proposed ticket booth located on the edge of the 65 ft. wide causeway.

Chairman Giuliano stated elected officials are not permitted to comment or cast a vote on use variances. Five votes are required to pass. If it becomes a permitted use then it is a site plan approval and the elected officials are permitted to comment and cast vote.

Anne Pitchell suggested observing this season then revisiting the amendment at its end.

Vice Chairman Wilk discussed his concern using the word “small amusement rides” stating he does not feel it is adequate. Permanent amusement rides are not permitted. Vice Chairman Wilk suggested expanding the description and agrees with Ms. Pitchell to revisit after the season.



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Mr. Hock stated the dimensions and height are what sets the restrictions of the rides.

Mr. Amabile stated he interprets the term kiddie ride to limit the size of the ride to just children.

Discussion took place about the number of rides currently being seven on the approved site plan with the resolution referencing them as *temporary child rides*.

It is the consensus of the Board to revisit this subject in the Fall.

11. **Executive Session.**

Chairman Giuliano requested a motion to go into Executive (Closed) Session to discuss general personnel issues.

Motion to go into Executive Session was made by Mr. Mianulli, seconded by Mr. DiCaro and unanimously carried by the membership present.

*Vote of acclamation with unanimous consent, motion carried.*

Chairman Giuliano opened the floor to the public and announced the Planning Board will advertise to fill the vacancy of Planning Board Secretary.

Chairman Giuliano requested a motion to approve the invoices submitted by Sandra Martin.

Sandra Martin- Invoice #June 26, 2018: \$275.00

**Roll Call Vote:** Motion to approve the invoice submitted by Ms. Martin was made by Mr. Amabile, seconded by Ms. Pitchell and unanimously carried by the membership present.

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

Chairman Giuliano offered an interim Board Secretary position, pending the selection of permanent appointee to Sandra Martin. Sandra Martin accepted the position and thanked the Board for the opportunity to serve as interim Board Secretary.

Chairman Giuliano requested a motion to approve the resolution to appoint Sandra Martin as an interim Board Secretary.

**Roll Call Vote:** Motion to approve the resolution to appoint Sandra Martin as interim Board Secretary was made by Mr. Amabile, seconded by Mr. DiCaro and unanimously carried by the membership present.

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

12. **Adjournment.**

With no additional business to be discussed at this time, the meeting was adjourned at 9:30 pm on a motion by Ms. Pitchell, seconded by Mr. Amabile and unanimously carried by the membership present.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Planning Board Chairman

\_\_\_\_\_  
Interim Board Secretary