

**MEMORIALIZING RESOLUTION OF THE
BOROUGH OF SEASIDE PARK PLANNING BOARD
APPLICATION NO. PB 18-11**

WHEREAS, the Borough of Seaside Park Planning Board is a duly constituted Planning Board pursuant to N.J.S.A. 40:55D-23 and 25c, and Borough of Seaside Park Development Ordinance §200-15; and

WHEREAS, **SAINT CATHERINE OF SIENA ROMAN CATHOLIC CHURCH.**, applicant, David Casadonte, Esq. appearing, has applied to the Planning Board of the Borough of Seaside Park to construct four one-story additions (254 s.f, 304 s.f, 1624 s.f., and 999 s.f.) along the north, south and east sides of the exiting parish meeting hall building, interconnect the parish hall with the rectory building and church building, construct various sidewalks and renovate the interior of the parish hall building, necessitating bulk and special reasons variances, and amended preliminary and final site plan approval at premises known as 50 E Street., also known as block 47 lots 1-7, 15-21 as designated on the official tax map of the Borough of Seaside Park; and

WHEREAS, the applicants have provided proper notice to all property owners within 200 feet and all other pertinent parties; and

WHEREAS, the applicants have submitted to the Board an Affidavit of Publication in proper form; and

WHEREAS, the applicants are requesting approvals as set forth in the Board Engineer report dated April 19, 2018 prepared by Douglas Rohmeyer, PE, CME, CFM which is incorporated herein by reference and adopted as part this resolution; and

WHEREAS, the Planning Board has considered the application and the documents filed by the applicants; having heard the testimony on behalf of the applicant and witnesses, and having examined the exhibits submitted, and having heard the testimony of all interested parties during its meeting of May 22, 2018; and

WHEREAS, the Planning Board after carefully considering all the evidence provided, has made the following findings of fact:

1. All those exhibits contained in the Board file and discussed during the hearing are hereby considered evidence for the purpose of this application.

2. In addition to the exhibits noted above, the following exhibits were also specifically marked into evidence during the hearing:

- A-1 Development Application
- A-2 Tax Collector's Certification
- A-3 Water & Sewer Certification
- A-4 Tax Assessor's Certified List of Property Owners
- A-5 Affidavit of Service with attached certified mailing receipts
- A-6 Affidavit of Publication
- A-7 Hearing Notice
- A-8 Board Engineer review letter dated April 19, 2018 prepared by Douglas Rohmeyer, PE, CME, CFM.
- A-9 Photograph
- A-10 Photograph
- A-11 Seaside Park Zoning Board of Adjustment memorializing resolution #97-7 dated September 22, 1994.

A-12 Seaside Park Zoning Board of Adjustment memorializing resolution #2001-08 dated May 21, 2001.

A-13 Seaside Park Zoning Board of Adjustment memorializing resolution #08-12 dated December 22, 2008.

A-14 Seaside Park Zoning Board of Adjustment memorializing resolution #11-02 dated March 28, 2011

3. The property in question is located in the Mixed Use zone district which permits a church use, but does not permit a church use together with a residential use.

4. The applicant is seeking a special reasons variance to expand an existing non-conforming use, and bulk variances to construct various improvements and renovations to the existing structures.

5. The applicant is an owner of the subject property.

6. RENEE CASADONTE, was duly sworn and testified as follows:

A. She has served as the parish religious education coordinator since 2004 and the safety coordinator since 2005, and is certified by the diocese in both positions.

B. The current facility is not up to diocese safety standards including the ability to "lockdown" the site in the case of an emergency. The additions create indoor access between the buildings and create a main entrance that conforms to safety regulations. The exit into the parking lot will be eliminated, and access will only be through the F Street and E Street entrances

C. The parish hall is used for the parish education 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 eliminate the need to partition the multipurpose room, and do not increase the amount students served by the parish.

D. CCD classes are not scheduled at the same time as general religious services to limit the parking demand at the site.

E. The student population fluctuates between 250 – 300 most years. The students are split among three sessions per week to limit the amount of students attending class in the building at the same time.

7. WILLIAM CAMPBELL, AIA, was duly sworn and testified as follows:

A. The project will bring two bathrooms up to current ADA code.

B. A new ADA compliant entry vestibule with a lockable door will be added.

C. The additions will "fill in" and square off sections of the existing buildings and permit them to be interconnected to allow interior passage across the site for safety purposes.

D. The proposal adds four new class rooms and converts existing space into five class rooms as shown on Sheet A102.

E. He indicated 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.

F. There will be a conforming sign (<48 s.f.) on the E Street side of the building only. No signs will be mounted on the F Street side of the building.

G. There will be a net gain in parking due to the gravel parking lot.

9. The meeting was opened to the public wherein two residents supported the increased safety provided by the project. One resident expressed concerns over parking in the area.

10. The meeting was closed to the public as no additional members of the public wished to be heard.

11. The Board considered the testimony of the applicant and the witnesses and all exhibits contained in the Board file and the same are hereby incorporated as the findings of fact of the Planning Board.

WHEREAS, the Borough of Seaside Park Planning Board has determined that

- a. the purposes of the Municipal Land Use Law will be advanced by a deviation from the zoning ordinance requirements and the benefit of any deviation substantially outweighs the detriment; and
- b. failure to grant a departure from the development regulations will result in undue hardship on the applicant; and
- c. special reasons exist to grant a departure from the development regulations; and
- d. the variances requested by the applicant can be granted without substantial detriment to the public good, and will not substantially impair the intent and purpose of the zone plan and zoning ordinances of the Borough of Seaside Park,

for the following reasons:

1. The site exists pursuant to a duly granted special reasons variance. The expansion of the building is de minimis in nature and does intensify the use. Rather it simply interconnects the existing buildings to allow all activity to remain inside the structures, thereby reducing the negative impact, if any, caused by the mix of uses.

2. This site is particularly suited for mixed church/residential use as it has been fully developed that way for many years, and there has been no evidence set forth that the existing development creates a detriment to the surrounding neighborhood. Each use is independently permitted in the zone, and the residences on the site are used solely for the priests and/or nuns who live and work at the church. Accordingly, this development will promote the general welfare of the community.

3. The mixed church, friary, and religious classroom use is inherently beneficial to the community and therefore promotes the general welfare.

4. The changes to the building promote the safety of the site by bringing it into compliance with current ADA standards, and enabling a logistical "lock-down" in the event of an active shooter or other emergency at the site.

5. There will be no negative impact on parking as the amount of students served by the religious education program will not increase.

6. The proposed development will not block the natural air, light and space available to the surrounding properties. The site is bounded on three sides by public streets which provide additional open space near the development, and lessen any negative impact on adjacent landowners,

NOW, THEREFORE, be it resolved by the Borough of Seaside Park Planning Board on this 26th day of June, 2018 that the application of SAINT CATHERINE OF SIENA ROMAN CATHOLIC CHURCH for site plan approval with bulk and use variances shall be granted subject, however, to the following conditions:

1. A bulk variance for front yard setback (ADA Ramp - F Street) of 4.2 feet whereas 15 feet is required, shall be granted.

2. A bulk variance for front yard setback (ADA Ramp - E Street) of 5.4 feet whereas 15 feet is required, shall be granted.

3. A bulk variance for building coverage of 40.8% whereas 35% feet is permitted, shall be granted.

4. A special reasons variance to expand a non-conforming use and allow the development noted on the plan shall be granted.

5. Preliminary and final site plan approval shall be granted.

6. All conditions of approval set forth in prior memorializing resolutions not modified or superseded herein shall remain in full force and effect.

7. The existing buffers shall remain and shall be maintained by the applicant.

8. The parking lots may be paved at the option of the applicant.

9. The applicant shall file a deed of consolidation for all lots, including parking areas subject to this site plan.

10. The applicant shall strictly comply with the plans and surveys submitted and discussed, as amended, during the hearing. Any deviation from said plans shall be subject to further review and approval by the Planning Board. The variances granted herein shall be exercised within two years as provided by Borough Code 200-16D.

11. The applicant shall obtain any and all other federal, state, county, and local approvals as required by law, including but not limited to NJDEP/CAFRA (or letter of no interest), NJDOT, FEMA and local flood plain regulations, Ocean County Planning Board,

Borough Water and Sewer Department, Ocean County Soil Conservation District, and the

local fire official.

12. No building permit shall be issued for any additional construction (other than maintenance) located on the subject premises, even if said application conforms to all zoning ordinances, without further review and approval by the Planning Board.

13. The applicant shall provide performance bonds and inspection fees in accordance with the Seaside Park Borough Ordinances or any other law or regulation as required.

14. Proof of payment of real estate taxes to date.

15. Proof of payment of all outstanding application fees and professional escrow fees.

16. No building or zoning permit shall be issued until the applicant fully complies with all conditions of this resolution.

Moved by: Anthony DiCaro

Seconded by: Frank Losey

ROLL CALL

Those in Favor: All

Those Opposed: None

Those Abstaining: None

I, Sandra Martin, secretary of the Borough of Seaside Park Planning Board, hereby
certify the above Resolution to be a true and correct copy of a Resolution adopted by the Borough of
Seaside

Park Planning Board on June 26, 2018



Sandra Martin, SECRETARY

PB 18-11: St. Catherine of Siena R.C. Church

Block 97, Lots 1-7 & 15-21

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