Borough of Seaside Park
Planning Board

RE-ORGANIZATION MEETING MINUTES
Tuesday, January 24th, 2017 7:00 p.m.

A Re-Organization Meeting of the Seaside Park Planning Board was held on Tuesday the 24th day of January 2017 at 7:00 pm in the Council Chambers with Michael Giuliano presiding.

PRESENT:
Michael Giuliano, **Chair**
Martin Wilk, **Vice-Chair**
Anthony DiCaro
Frank Losey
Thomas Mianulli
Jack Moyse
Robert Matthies, **Mayor**
Francis Larkin, **Police Chief**
Ray Amabile, **Councilman**
Dominick Bucci, **Alternate #1**

ALSO PRESENT:
Gregory Hock, Esq. **Board Attorney**
Douglas Rohmeyer, PE, **CME Engineering (7:10)**
Susan Connor, **Board Secretary**

Mr. Giuliano called the meeting to order and requested that all rise and salute the Flag. The roll was called and as a result all members were found to be present.

The statement of compliance with the New Jersey Open Public Meeting Act was read into the record by Mr. Giuliano.

3. Administer Oath of Office

Mayor Matthies administered the oath of office to Frank Losey, John Moyse, Dominick Bucci, Chief Francis Larkin and Councilman Ray Amabile.

5. Re-Organization for 2017

Selection of Board Chairman:
Mr. Giuliano requested a nomination for Board Chairman. Mr. DiCaro made a motion to nominate Michael Giuliano as Planning Board Chairman, seconded by Mr. Losey and unanimously carried by the membership present.

Selection of Board Vice-Chairman:
Chairman Giuliano requested a nomination for Vice-Chairman. Mr. Losey made a motion to nominate Martin Wilk as Planning Board Vice-Chairman. This motion was seconded by Councilman Amabile and unanimously carried by the membership present.

Appointment of Board Attorney:
Chairman Giuliano requested a nomination for Board Attorney. Mr. Losey made a motion to appoint Gregory Hock, Esq. with the firm of D'Arcy Johnson Day as the Board Attorney at an hourly rate of $140. This motion was seconded by Mr. Wilk and unanimously carried by the membership present.

Appointment of Board Engineer:
Chairman Giuliano requested a nomination for Board Engineer. Motion to appoint Doug Rohmeyer, PE with the firm of CME Associates as the Board Engineer at an hourly rate of $140 was made by Mr. DiCaro, seconded by Mr. Moyse and unanimously carried by the membership present.

Appointment of Board Secretary:
Chairman Giuliano requested a nomination for Board Secretary. Motion to appoint Susan Connor as Board Secretary under the same terms as last year was made by Mr. Losey. This motion was seconded by Mr. Mianulli and unanimously carried by the membership present.

Meeting Dates for the Year 2017:
The Board reviewed the meeting dates for the year 2017. Chairman Giuliano read all the dates into the record. Motion to approve the 2017 meeting dates was made by Mr. Moyse, seconded by Mr. DiCaro and unanimously carried by the membership present.

The record should reflect that Mr. Rohmeyer was present (7:10 pm)

6. 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.

7. Approval of Minutes:
Chairman Giuliano requested a motion to approve the minutes of the December 13, 2016 regular meeting. Motion to approve the minutes were made by Mr. Losey, seconded by Chief Larkin.

Roll Call Vote:

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

9. Approval of Invoices:

Chairman Giuliano announced that the Board will carry and vote on the invoices at the end of the meeting.

10. Pending Applications:

PB/17-0 Kelly, Jeffrey..... 1 North Ocean Avenue (Block: 36, Lot: 25.01, 25.02)
Filed: 12/01/2016 – Certified Complete: – Hearing Scheduled: 01/24/2017

Walter LaCicero, Esq. Attorney representing the applicants came forward to address the Board indicating the applicants are here this evening applying for an extension of time of a previously approved final minor subdivision under application PB14-16 memorialized on February 24, 2015. Mr. LaCicero explained that the permit extension act expires in July of 2017 and the applicants are stilling waiting for their CAFRA approval and they are not sure if they will have sufficient time to satisfy the time limits of approvals to obtain the proper permits through the Township. If the Board recalls the parcel is a large piece of property and they were subdividing the parcel into two oversized lots with a variance for lot width. The applicants are seeking a one year extension.

Public Comment:

The meeting was open to public comment.

Mr. McCue of 32 North Avenue came forward. Mr. McCue stated he has known the Kelly family his whole life and was happy Jeff was going to live on the street, but after the subdivision approval the property was put up for sale. Chairman Giuliano stated that this application in front of the Board this evening is for an extension of time for a previously approved application.

Two other members of the public came forward to address their disappointment with the property obtaining approval then being put up for sale. Chairman Giuliano again reiterated on the record that the application before the Board is for an extension of time only.

There being no further public comment this portion of the meeting was closed by Mr. DiCaro, seconded by Chief Larkin and unanimously carried by the membership present.

Motion & Vote:

Motion to approve the application granting a one year extension was made by Mr. Losey, seconded by Vice-Chair Wilk.

Roll Call Vote:

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

PB/16-19 G Street Associates, LLC/Weis, E...... 130 G Street (Block: 43 Lot: 5)
Filed: 10/20/2016 • Certified Complete: 10/31/16 • Hearing Scheduled: 01/24/2017

The record should reflect that this application is a "D" Variance; Mayor Matthies and Councilman Amabile would be stepping down from this application.

Terry Brady, Esq. Attorney on behalf of G Street Associates, LLC came forward to address the Board indicating the applicants are applying to relocate and expand a pre-existing nonconforming three family structure that will need a use variance. The home is being elevated and moved more towards the center of the property and moved off the front property line. There will be four parking spaces under the house, creating off street parking. This will improve the exterior of the dwelling and make the house aesthetically pleasing and consistent with the other homes in the area. Because the house is being raised the stairs will need to be raised and a variance will be necessary. This evening his witnesses will provide testimony on the positive and the negative criteria; as to raising and moving the house towards the center of the lot that will actually be improving the nonconformities. Raising the house will meet the required flood criteria.

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.

Eric Weis, a member of G Street Associates came forward and was sworn under oath by the Board Attorney. Mr. Weis stated the property was owned by his parents and he and his siblings formed a LLC and have managed the property since 1981. This property has been in their family since 1921. The existing house is only 3 FT away from the one side property line and very close to the street. They would like to move it back and lift the house so they can fit 4 off-street parking spaces on the property. The three existing units all have two bedrooms for a total of six bedrooms. They will be refurbishing the house and removing some of the super storm sandy damage. They will be removing the existing siding and replacing it with new vinyl siding. The front roof will be replaced and the angles will change so it looks all altogether. There will be no additional living-space added. He testified that one of the dwelling units has a heating system for year round occupancy and the two remaining units do not contain heating systems, but the application proposes to add them and convert these two units to year round occupancy.

Bruce Jacobs, PE came forward and was sworn under oath by the Board Attorney. Mr. Jacobs provided the Board with his educational and professional background. The Board accepted his qualifications. Mr. Jacobs stated his office prepared the plot plan on behalf of the applicant. He described the proposed changes to the site, the reduction in impervious coverage, the relief needed for the AC compressor units, and the proposed changes being made to the heating systems within the units. Mr. Jacobs described the roofline redesign for aesthetic purposes, which will increase the front yard setback encroachment that the applicant is seeking as part of their application. He stated the existing shed will be removed from the rear of the property. All the windows will be replaced. Parking is proposed on the west side of the property.

Public Comments:

Stephen Marks, of 131 H Street came forward and was sworn under oath by the Board Attorney, Mr. Marks stated for the record that he is a licensed Professional Planner of the State of New Jersey for the past 17 years and provided the Board with his educational and professional background. The Board accepted his qualifications. Mr. Marks read his four page statement into the record. He reviewed the Borough's Master Plan and development regulations, and notes a strong policy in favor of single family development in the zone. He feels the applicant has not provided sufficient proof's to justify a use variance, and feels the application should be denied.

Rosemary Marks of 131 H Street came forward and was sworn under oath by the Board Attorney. Mrs. Marks stated when she purchased her home she had abandoned the two family use, and the use of the home as a single family home in accordance with the intent of the Master Plan for the zone. She feels that the applicant's property should be used also as a single family home and feels expanding the non-conforming three family use is not appropriate for the neighborhood.

Patricia DeGutis of 75 Stockton Avenue came forward and was sworn under oath by the Board Attorney. Ms. DeGutis stated she was a member of the 2008 Master Plan Committee and she remembers how the committee's primary objective was to eliminate multifamily uses from the residential zone districts. She feels by adding two more annual dwelling units to the site is not appropriate for this zone.

Inez Dacunha of 128 G Street came forward and was sworn under oath by the Board Attorney. Ms. Dacunha stated she built her one family house in 2012 and did a reverse living layout in order to see the entire Bay area. She stated her views will be blocked by the proposed development.

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

Board Discussion:
Vice-Chairman Giuliano questioned the applicant as to whether or not he would be willing to give up any of the units. Mr. Brady stated he did not think so, but the applicant was willing to agree to remove the front roof that was encroaching into the front setback.

Motion & Vote:

Motion to deny the application was made by Mr. Losey, seconded by Mr. DiCaro and unanimously carried by the membership present.

Roll Call Vote:

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

Mr. Brady Thanked the Board for their time.

The record should reflect that the Board took a short recess @ 9:10 and returned @ 9:15 pm

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PB/17-02 Rosenvinge, Nelson & Carol..... 122 M Street (Block: 55, Lot: 18-19)
Filed: 12/14/2016 – Certified Complete: 01/06/2017 – Hearing Scheduled: 01/24/2017

Nelson Rosenvinge, applicant came forward and was sworn under oath by the Board Attorney. Mr. Rosenvinge stated his property is located on M Street; which he has owned for over twenty years. He is getting ready to retire and will be moving here within the year. He is proposing to add a small second story addition above his existing dwelling. The addition will not impact any of the views of his neighbors. Mr. Rosenvinge submitted updated plans which were marked as A-12 and a packet of color photos marked as A-13. These exhibits were reviewed by the Board. Mr. Rosenvinge stated that the proposed addition will not change the existing footprint of the dwelling. The AC units will remain in their current location.

Board Secretary, Ms. Connor read into the record a number of exhibits **(A-1 thru A-13)** which she had marked into evidence on behalf of the application.

Public Comments:

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:

Motion to approve the application was made by Mr. Losey, seconded by Mr. Moyse and unanimously carried by the membership present.

Roll Call Vote:

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

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9. Approval of Invoices:

Chairman Giuliano asked for a motion to approve the following invoice submitted by the Board Attorney

Gregory Hock, Esq. - (General Billing 1-24-2017).....$ 343.00

Motion to approve the invoice submitted by Mr. Hock for Planning Board services was made by Vice-Chairman Wilk seconded by Chief Larkin and unanimously carried by the membership present.

Roll Call Vote:

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

Chairman Giuliano asked for a motion to approve the following invoices submitted by the Board Engineer

CME – Board Engineer (Conan Invoice #02000003 12-16-2016).....$ 106.00
CME – Board Engineer (Rosenvinge Invoice #0201340 01-18-2017).....$ 177.00
CME – Board Engineer (Waddleton Invoice #0201339 01-18-2017)..... $ 177.00
CME – Board Engineer (Waddleton Invoice #0200523 12-29-2016)..... $ 884.00
CME – Board Engineer (Rosenvinge Invoice #0200524 12-29-2016) .....$ 748.00

Motion to approve the invoices submitted by Mr. Rohmeyer was made by Mr. Moyse, seconded by Mr. Losey and unanimously carried by the membership present.

Roll Call Vote:

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

Chairman Giuliano asked for a motion to approve the following invoices submitted by the Board Secretary for Planning Board services:

S. Connor, Board Secretary (Invoice 1-24-2017)..... $ 225.00

Motion to approve the invoice submitted by Ms. Susan Connor for Planning Board services 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, Moyse, Matthies, Amabile, Giuliano
Against: None
Abstain: None
Not Voting: Bucci
Absent: None

9. Review of Correspondence: - None

10. Unfinished Business:

11. New Business

- Review of Ordinance – Chapter 200 – Section 67E(1)(B)[7]; 'Residential Zone"; (Electric Meter Platforms)
- Review of Ordinance – Chapter 200 – Section 46E; "Building Additions"

The Board Reviewed both Ordinances.
Motion to approve was made Mr. DiCaro seconded by Mr. Losey and unanimously carried by the membership present.

Roll Call Vote:

For: DiCaro, Losey, Wilk, Mianulli, Moyse, Matthies, Larkin, Amabile, Giuliano
Against: None
Abstain: None

Not Voting: Bucci
Absent: None

- **Board Rules and Regulations for the Year 2017**

Motion to approve the Rules and Regulations for the Year 2017 was made Mr. Mianulli seconded by Mr. Losey and unanimously carried by the membership present.

Roll Call Vote:

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

12. Master Plan/Land Use Ordinance Committee: Chairman Giuliano stated there is no Committee and this could be taken off the Agenda

Board Comments:

The Board discussed having a workshop session on Board procedures. Mr. Hock stated the meeting would have to be properly noticed if they decided to have it on a different day other than a regularly scheduled meeting date.

13. Adjournment

With no additional business to be discussed at this time, the meeting was adjourned at 10:00 pm on motion by Mr. DiCaro seconded by Mr. Losey and unanimously carried by the membership present.

Approved: 4-25-2017

Planning Board Chairman

Board Secretary