

WORKSHOP MINUTES
SEASIDE HEIGHTS PLANNING BOARD
JUNE 6, 2022
6:00 PM
116 Sherman Ave.
Court Room over Fire House

- Open Public Meetings Act Statement- *Read by Vice Chairman Steve Sanzone, meeting started approximately 6:12 pm*
- Pledge of Allegiance
- Roll Call
Present: Steve Sanzone, Chris Vaz, Robert Triano, Vito Ferrone, David Witherspoon, Ted Szejnrok, Paul Firetto
Absent: Frank C. Gorman, Frank M. Santora, Peter Jarkezian, Tom Faragalli
- Motion to approve minutes of May 25, 2022
Motion by Robert Triano, Second by Ted Szejnrok- all in favor.

RESOLUTIONS TO MEMORIALIZE

RESOLUTION NO. 2022-21

**BLOCK 8.02 LOT 6 – 707 OCEAN TERRACE -MARLEYN OCEAN PROPERTIES, LLC. – ZONE: RESORT RECREATIONAL (RR)
MINOR SITE PLAN WITH VARIANCE
APPLICATION #2022-06**

Motion by Robert Triano, second by Ted Szejnrok.

Yes votes: Robert Triano, Ted Szejnrok, Steve Sanzone, Chris Vaz, Vito Ferrone, David Witherspoon, Paul Firetto.

RESOLUTION NO. 2022-22

**BLOCK 2.01 LOT 22 – 22 DUPONT AVE. – WP PROPERTY, LLC – ZONE: RESIDENTIAL & RETAIL BUSINESS (R&RB)
MINOR SUBDIVISION WITH USE AND BULK VARIANCES
APPLICATION #2022-09**

Motion by Robert Triano, second by Ted Szejnrok.

Yes votes: Robert Triano, Ted Szejnrok, Steve Sanzone, Chris Vaz, Vito Ferrone, David Witherspoon, Paul Firetto.

RESOLUTION NO. 2022-23

**BLOCK 26 LOTS 31 & 29 – 110-114 BAY BOULEVARD – SUSAN MASLUCK – ZONE: LOW DENSITY RESIDENTIAL (LDR)
PRELIMINARY AND FINAL SUBDIVISION WITH BULK AND USE VARIANCES**

Motion by Robert Triano second by Paul Firetto.

Yes votes: Robert Triano, Paul Firetto, , Steve Sanzone, Chris Vaz, Vito Ferrone, David Witherspoon, Ted Szejnrok.

RESOLUTION NO. 2022-24

BLOCK 28 LOT 6 – 308 FRANKLIN AVE. – LOUISA & JOSEPH KOSTIHA – ZONE LOW DENSITY RESIDENTIAL (LDR)

SUBDIVISION WITH BULK AND USE VARIANCES

Motion by Robert Triano second by Paul Firetto.

Yes votes: Robert Triano, Paul Firetto, , Steve Sanzone, Chris Vaz, Vito Ferrone, David Witherspoon, Ted Szejnrok.

FOR DISCUSSION AND ACTION

BOROUGH OF SEASIDE HEIGHTS MASTER PLAN REEXAMINATION REPORT-MAY 2022 PREPARED BY PAULUS, SOKOLOWSKI, AND SARTOR, LLC WITH JENNIFER GORINI.

Members to discuss their observations after reading the report and to vote on a tentative adoption/approval of this plan.

Chris Vaz explained that there will need to be a change made on pages 3-9 on the Master Plan to incorporate the zoning changes made to the Tillis property.

Mike Redpath, from the Seaside Heights Business Improvement District (BID), asked if he could make some comments regarding the Master Plan Reexamination Report. He stated that there is the BID and the Tourist Development Commission, which are Borough entities to attract tourism.

He then stated that he would like to see a "vision statement" added to the report regarding a goal to bringing more year-round residents to Seaside Heights. Chris Vaz explained that the report being discussed is not exactly the place to add a "vision statement" and should be included in the actual Master Plan.

Mr. Redpath voiced his concern at the importance of the Boulevard revitalization and the need to encourage a year-round community. He wants to make sure that these goals are at the forefront of the town's mission and to think about ways to attract more year-round residents. Mr. Redpath pointed out that in the 2020 census reported that there is a decline in town for year-round residents. Chris Vaz stated that on page 3-1 of the Master Plan Reexamination Report, section titled Population and Density, the Borough does acknowledge the need to encourage year-round residents.

Chris Vaz also explained that there is a part 2 of this reexamination report; Hazard Vulnerability, which is a new document that details climate change, flood levels, etc. The third part is entitled Municipal Public Access Plan. This plan was approved by the State of New Jersey and covers beach access on the ocean side and the bayfront. It discusses if the town charges for access to these areas and if so, how much do we charge. This information will be included in the formal Master Plan.

There will need to be a Public Hearing regarding the Reexamination Report and is tentatively scheduled for June 29, 2022.

A motion for tentative approval of the Master Plan Reexamination Report including the Hazard Vulnerability Report and Public Access Plan with changes to the portion of the report detailing the Tillis property was made by Robert Triano, seconded by Vito Ferrone.

Yes votes: Robert Triano, Vito Ferrone, Steve Sanzone, Chris Vaz, David Witherspoon, Ted Szejnrok, and Paul Firetto. All present were in favor.

EXECUTIVE SESSION

437 Hiering, LLC v. Planning Board of Seaside Heights.

Continue with the executive session from May 25, 2022 to review and discuss new plans and architectural renderings from the applicants. This is an attempt to come to a compromise to potentially settle this litigation.

ERIC McCULLOUGH, ESQ.

A motion to go into Executive Session was made by Vito Ferrone, second by Robert Triano.

Yes votes: Vito Ferrone, Robert Triano, Steve Sanzone, Chris Vaz, David Witherspoon, Ted Szejnrok, and Paul Firetto. All present were in favor.

The Board decided to carry this matter to the next meeting, June 29, 2022 to give time for Doug Klee, Planning Board Engineer to look more closely at the revised plans that were given the Friday prior to this meeting. He will be evaluating the Base Flood Elevation and the height of the houses.

A motion was made by Robert Triano, second by Dave Witherspoon to go back into public session. All present were in favor.

This is still in litigation so the notes from this portion of the meeting are not included in these minutes, but will be kept separately until the matter is resolved.

Vito Ferrone made a motion at approximately 6:50pm to adjourn the meeting. Second by Robert Triano. All were in favor.

These minutes are not verbatim but are written highlighting the main elements of this meeting. A recording of this meeting is available at the Borough of Seaside Heights, 100 Grant Ave., Building B with the Planning Board Secretary.

Submitted by:

Sherri R. Sieling

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