

WORKSHOP MINUTES

Seaside Heights Planning Board

Tuesday, July 5, 2022

6:00 PM

116 Sherman Ave.

Court Room over Fire House

- Open Public Meetings Act Statement
- Pledge of Allegiance
- Roll Call

PRESENT: Frank C. Gorman, Chris Vaz, Robert Triano, Vito Ferrone, David Witherspoon, Ted Szejnrok, Paul Firetto

ABSENT: Steve Sanzone, Frank M. Santora, Peter Jarkezian, Tom Faragalli

- Approve Minutes – *June 29, 2022 meeting was cancelled, no minutes to approve.*

APPLICATIONS TO REVIEW

BLOCK 24 LOT13 – 215 GRANT AVE. – MOSHE BRUSTOWSKY – ZONE: LOW DENSITY RESIDENTIAL (LDR)

MINOR SUBDIVISION

APPLICATION #2022-16

This applicant is requesting approval to subdivide the existing 5000 square foot, vacant lot into 2 conforming lots. If approved, each lot will be 2500 square feet. The proposed lot numbers will be: 13.01 & 13.02. The applicant proposes to build a single-family home on each lot. The applicant is not requesting any variances.

Moshe Brustowsky appeared. He is the applicant and the owner of the property. He is looking for approval to subdivide his property into 2, 25 x 100-foot lots so that they can build 2 narrow, tall houses that is the trend in town. At present, there are 3 units on the property. Since one of the 3 units would be situated on both of the proposed new units, the Board asked if he would be demolishing all of the homes. Mr. Brustowsky said that he will at some point, but he would like to have one more season for renting the properties.

Steve Zabarsky, Esq., Planning Board Attorney and members of the Board pointed out that an applicant has 190 days to enact an approved subdivision. In that case, the houses must go down since they are on the dividing lines.

Mr. Zabarsky advised that the applicant should come back to the Board when he is ready to start his project.

Mr. Brustowsky agreed that he is premature in applying for his subdivision and will write a letter to withdraw his application until he is prepared to go ahead with the project.

BLOCK 16 LOTS 6 & 9 – 701 BOULEVARD – PKH LIQUORS DBA DRIFTERS OF SEASIDE – ZONE: RETAIL BUSINESS (RB)

MINOR SITE PLAN WITH VARIANCES

APPLICATION # 2022-17

Applicant is requesting approval to provide outdoor seating for the existing restaurant. If approved the applicant proposes to fence in the area with a 4 foot high screening fence across the front of the property with a 6 foot screening fence across the rear of the property. There will be restrooms to the rear of the site within the conforming setbacks. They propose to add a service bar which will be located under the existing awning. There will be string lights on the site to illuminate the property. Since there is no parking available on this site, the applicant will be requesting a variance for no parking.

VARIANCE: PARKING

Angie Lombardi appeared for this application and the business, Drifters. She explained that the business now has an outdoor trailer for restrooms. They have completed a Special Event Application with the town for outside dining and were granted a temporary approval to continue outside dining at their establishment. The fences that they are asking approval for, according to Doug Klee conform with town ordinances.

Members of the Board commented how nice everything looks and that the business is a great feature to the Boulevard.

A Public Hearing will be scheduled for August 28, 2022.

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 Chris Vaz.

Yes votes: Vito Ferrone, Chris Vaz, Frank C. Gorman, Robert Triano, David Witherspoon, Ted Szejnrok, Paul Firetto.

The discussions at the Executive Session are to remain separate from regular minutes since this is still in litigation. The outcome of this session was that the Board can not come to a decision to settle and this will go before the Judge at a trial.