

WORKSHOP MINUTES

Seaside Heights Planning Board

Monday, September 6, 2022

6:00 PM

116 Sherman Ave.

Court Room over Fire House

- Open Public Meetings Act Statement-**Read by Frank C. Gorman at 6:07pm**
- Pledge of Allegiance
- Roll Call

Present: Frank C. Gorman, Steve Sanzone, Chris Vaz, Frank M. Santora, Robert Triano, Vito Ferrone, David Witherspoon, Ted Szjenrok, Paul Firetto

Absent: Peter Jarkezian, Thomas Faragalli

- Approval of Minutes from last meeting, 8/31/22

Motion by Robert Triano, seconded by Steve Sanzone. All in favor.

Chris Vaz recused himself since he was not present for that meeting.

BLOCK 69 LOTS 1, 1.01 & 1.02 – THE OCEAN CLUB (FORMERLY KNOWN AS DUPONT AVE. PIER) – SEASIDE OCEAN TERRACE, LLC. - ZONE: RESORT RECREATIONAL

ATTY: BENJAMIN MABIE III, ESQ.

The applicant contacted Doug Klee, Planning Board Engineer and Ken Roberts, Zoning Officer regarding items that they would like administrative approval for. Those items are the following:

1. Painting of the front arbor/overhang on the building
2. Request to relocate the food warming/server station
3. Address the garbage container location
4. To complete the last kiosk after Phase III is completed
5. Request to change the location of the gate between the restaurant and the swimming pool.

Michael Collins, Esq. was here as the conflict attorney for the Planning Board, since Steven Zabarsky and his firm represent Seaside Park, who are interested parties in this matter.

Peter VanDyke, Esq. appeared on behalf of The Ocean Club. Mr. VanDyke was here to address the concerns of Doug Klee, Planning Board Engineer. Of all the requests listed above, Klee was concerned about the placement of the garbage container.

Mr. VanDyke stated that after his clients spoke with Ken Roberts, Seaside Heights Zoning Officer, they moved the garbage container to the far side of the lot. The applicants also painted a mural on the garbage container to make it more visually appealing. VanDyke explained that when Phase I was approved for the cabanas, pool and restaurant the trash enclosure was approved to be located right in

the middle of the block. At the beginning of the season, the applicants moved the trash container to the southern most end of the property so it would be away from the adjacent property and to help the traffic flow of work vehicles.

Planning Board member, Frank Santora asks if there should be a legal notice and formal site plan. Mike Collins said that he feels like these changes are not as significant as moving the bathroom location, therefore, there is no need to make a legal public notice.

George Gilmore, consultant to the Mabie Group was sworn in. He stated that this project is a large undertaking and sometimes you can miss "stuff". Doug Klee felt it was okay to administratively approve 4 of the items they were requesting; the garbage was something he thought should go to the board. Gilmore said that in response to that issue, they moved the garbage near the water meters and a concrete wall to the South so the property and surrounding properties would not be affected. He added that the trash container has been in the new location since June and have not heard any complaints from neighboring businesses. They would like to keep the garbage where it is currently located and ask for approval from the Board to do so.

The Board and professionals decided that since this is a moveable object (garbage container) it does not have to go to a public hearing and can be handled as a field change in an administrative approval. Doug Klee added that the site plan does have to be modified by the applicants to reflect these changes.

A motion was made by Robert Triano and seconded by Vito Ferrone to approve the five requests of the applicant with conditions that they change the site plan to show modifications for the record. Yes votes: Robert Triano, Vito Ferrone, Frank C. Gorman, Steve Sanzone, Chris Vaz, Frank Santora, David Witherspoon, Ted Szejnrok, and Paul Firetto.

RESOLUTIONS TO MEMORIALIZE

RESOLUTION #2022-29

BLOCK 2.01 LOT 46 – 46 DUPONT AVE. – 46 DUPONT AVENUE LLC. – ZONE: RESIDENTIAL (R)

MINOR SUBDIVISION WITH VARIANCES

VARIANCE: SIDE YARD SETBACK

USE VARIANCE: HEIGHT

ATTY: MATT HEAGEN, ESQ

APPLICATION #2022-19

RESOLUTION #2022-30

Motion to approve this application by Robert Triano, seconded by Steve Sanzone

Yes votes: Robert Triano, Steve Sanzone, Frank C. Gorman, David Witherspoon, Ted Szejnrok, Paul Firetto

Chris Vaz recused himself from voting as he was not at the meeting where the resolution was adopted.

BLOCK 2.01 LOT 22.01 – 22 DUPONT AVE. – WP PROPERTY LLC – ZONE: RESIDENTIAL (R) AND RETAIL BUSINESS (RB)

MINOR SUBDIVISION WITH VARIANCES

VARIANCE: SIDE YARD SETBACK

USE VARIANCE: HEIGHT

ATTY: MATT HEAGEN, ESQ

APPLICATION #2022-18

Motion to approve this application by Robert Triano, seconded by Paul Firetto

Yes votes: Robert Triano, Paul Firetto, Frank C. Gorman, Steve Sanzone, David Witherspoon, Ted Szejnrok

Chris Vaz recused himself from voting as he was not at the meeting where the resolution was adopted.

Meeting Adjourned at 6:35 pm all members were in favor.

Minutes are not verbatim, but a recording is available in the Borough Hall located at 100 Grant Ave., Seaside Heights with the Planning Board Secretary. A livestream of the meeting is also available on the Seaside Heights website, www.seaside-heightsnj.org.

Minutes submitted by Sherri R. Sieling, Planning Board Secretary