

MINUTES
Seaside Heights Planning Board
WORKSHOP
November 7, 2022
6:00 PM
116 Sherman Ave.
Court Room over Fire House

- Open Public Meetings Act Statement-*Meeting opened by Chairman Frank C. Gorman*
- Pledge of Allegiance
- Roll Call

Present: Frank C. Gorman, Steve Sanzone Chris Vaz, Frank M. Santora, Robert Triano, Vito Ferrone, Ted Szejnrok

Absent: Peter Jarkezian, David Witherspoon, Thomas Faragalli, Paul Firetto

- Motion to approve minutes of October 26, 2022

Motion by Robert Triano, Second by Chris Vaz- All in favor

APPLICATIONS TO REVIEW

BLOCK 52 LOT 23 – 246 SHERIDAN AVE. – PASCACK COASTAL CONSTRUCTION, LLC.- ZONE: LOW DENSITY RESIDENTIAL (LDR)

APPLICATION #2022-24

MINOR SUBDIVISION

This applicant is requesting approval to subdivide his property, which is 4000 square feet into two, 2000 square foot lots. In this zone a buildable lot must be at least 1800 square feet. The present use of this property is for residential purposes. The applicant will continue to do the same with new structures.

ATTY: MATT HEAGEN, ESQ.

Matt Heagen, Esq. appeared on behalf of the applicant. He explained that this application is solely for a subdivision. There are no variances requested. The applicant plans to build 2 single family homes at 15 feet wide. There will be no windows on the inside walls, as there will be 2 feet side yard setbacks in between the homes. All existing structures on this property will be removed. The Board, including Doug Klee, Planning Board Engineer would like to have a map with the official, precise foot print of the structures.

This application is set to go to Public Hearing at the November 30, 2022 meeting.

RESOLUTIONS TO MEMORIALIZE

BLOCK 49 LOT 3.01 – 207 CARTERET AVE. – 207 CARTERET, LLC.- ZONE: RETAIL BUSINESS (RB) & LOW DENSITY RESIDENTIAL (LDR)

APPLICATION #2022-23

MAJOR FINAL SUBDIVISION WITH VARIANCES

RESOLUTION #2022-34

Motion to approve by Robert Triano, Seconded by Chris Vaz

Yes votes: Robert Triano, Chris Vaz, Frank C. Gorman, Frank M. Santora, Vito Ferrone, Ted Szejnrok

BLOCK 61 LOT 3 – 901-15 OCEAN TERRACE (AKA 901 BOARDWALK) – NEW CINGULAR WIRELESS PCS, LLC ("AT&T")- ZONE: RESORT RECREATIONAL (RR)

APPLICATION #2022-22

PRELIMINARY AND FINAL MAJOR SITE PLAN WITH VARIANCES

RESOLUTION #2022-35

Motion to approve by Robert Triano, Seconded by Chris Vaz

Yes Votes: Robert Triano, Chris Vaz, Frank C. Gorman, Ted Szejnrok

****Vito Ferrone and Frank M. Santora cannot vote on "D" Variances.***

Frank M. Santora reported that at a Property Owner's meeting, he was grilled with some questions and explained that the public does not completely understand the rules and regulations of the Planning Board Meeting/Land Use Law which in turn, leaves them upset when items get passed. Frank M. Santora advised those with concerns to attend the Planning Board meetings. Since Frank did not have to stay for the entire meeting on October 26th, he was not aware that a subcommittee was formed to meet with members of the public as well as business owners consisting of 3 Planning Board Members and Vito Ferrone in his Councilman position with Rich Tompkins, Councilman. A date was not set, but they will be addressing concerns. Additionally, Stephen Zabarsky, Planning Board Attorney volunteered to be present at that meeting to be able to explain the legal questions/concerns of residents.

A motion to adjourn the meeting was made by Robert Triano, all were in favor.

Meeting adjourned at 6: 15 pm.

Minutes are not verbatim, but a recording is available in the Borough Hall located at 100 Grant Ave., Seaside Heights.

Minutes submitted by Sherri R. Sieling, Planning Board Secretary

PLEASE BE ADVISED THAT THE SEASIDE HEIGHTS PLANNING BOARD WILL NOT BE HAVING A WORKSHOP MEETING ON DECEMBER 5, 2022