

MINUTES

Seaside Height Planning Board

November 30, 2022

6:00 PM

116 Sherman Ave.

Court Room over Fire House

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

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

Absent: Steve Sanzone, Peter Jarkezian, David Witherspoon, Tom Faragalli, Paul Firetto

- Motion to approve minutes of November 7, 2022

Motion by Robert Triano, seconded by Vito Ferrone-all present in favor.

It should be noted that Chris Vaz stood in for Sherri Sieling, Planning Board Secretary and Barry Stieber, Esq. filled in for Stephen Zabarsky, Esq., Planning Board Attorney in his absence.

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 with applicant. Mr. Heagen explained that this is a simple subdivision application dividing the property into 2 conforming, buildable lots. The new lots shall be 23.01 and 23.02, where conforming homes will be built. The applicant will be demolishing all existing structures on this property. The applicant was not positive if an on-street parking space will be lost by this project, but states that he will comply with any town imposed fee if there is a space removed from the town.

The Planning Board Application and any attachments was marked as A-1 for evidence.

A-2 Doug Klee, Planning Board Engineer's letter dated November 29, 2022.

There were no questions from the Board, members of the 200 foot radius or the audience.

A motion to adopt a resolution was made by Robert Triano, second by Vito Ferrone.

Yes votes by: Robert Triano, Vito Ferrone, Frank C. Gorman, Chris Vaz, Frank M. Santora, and Ted Szejnrok. All in favor.

BLOCK 70 LOT 17 – 305 SAMPSON AVE. – RAY & PATRICIA NEBUS – ZONE: LOW DENSITY RESIDENTIAL (LDR)

APPLICATION #2022-25

MINOR SUBDIVISION WITH VARIANCES

The applicant is requesting to subdivide a 9,311 square foot lot into 3 lots. Currently there are 2 residential homes on this property. If approved, each of the existing homes will have their own lot. If granted the approval for a third lot, the applicant proposes to construct a single-family home. Upon approval of the subdivision, the proposed new lots will be 17.01, 17.02 and 17.03. The new lots will each be larger than the minimum 1,800 square feet allowed by code. The heights of the homes will be conforming; each being built at 41 feet tall. There is an existing zoning violation on this property where there is a 1.6 foot rear yard setback. This will continue as a 1.6 foot side yard setback for lot 17.02. The applicant will be asking for setback variances for Lot 17.02 as follows: Rear yard setback of 2.1 feet, where 3 feet are required and 1.6 foot side yard setback, which is an existing, non-conforming feature of this property as mentioned above.

ATTY: MATT HEAGEN, ESQ.

VARIANCES: SIDE YARD SET BACK

REAR YARD SETBACK

Matt Heagen, Esq. appeared for the applicants. He reported that there are two existing residential structures on this property and the applicants are requesting to subdivide their property into 3 conforming lots. Applicants are also requesting variances for proposed lot 17.02 for a side yard setback of 1.6 feet where three feet are required and a rear yard setback of 2.1 feet where 3 feet are required.

Marked as evidence:

A-1 Application and all exhibits submitted

A-2 Engineer Review Letter by Doug Klee, dated November 21, 2022

Rob Harrington, Engineer was sworn in. He advised that the 3 proposed lots will each be larger than the required minimum size for a buildable lot in this zone. The two houses on the property will remain and the applicant plans to build a third house. They are trying to put a new driveway to the new house on Barnegat Ave. so there will be no on-street parking spaces lost. Harrington reiterated that the applicants will be requesting the setback variances only for Lot 17.02.

There were no questions by the Board and the meeting was opened to the 200 foot radius and public comment.

Kurt Harries, 253 Carteret Ave, Seaside Heights was sworn in. Mr. Harries is concerned about the setbacks on the property for the new development as he feels the existing homes are too close to the

property line. Doug Klee, Planning Board Engineer explained that the applicant is only asking for rear and side yard setback variances for Lot 17.02. Lot 17.03 is vacant and is conforming. The existing structure on Lot 17.02 has pre-existing non-conformities.

There were no further questions regarding this application.

A motion to adopt a resolution was made by Frank M. Santora, seconded by Robert Triano. All present were in favor.

A motion was made to adjourn the meeting at 6:40 pm by Frank M. Santora and second by Robert Triano. All in favor.

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

These minutes are not verbatim and were drafted by Sherri Sieling, Planning Board Secretary with notes from Chris Vaz and through watching the livestream of the meeting. The meeting can be found on the town website: www.seaside-heightsnj.org.