

Seaside Heights Planning Board
MINUTES
December 19, 2022
6:00 PM
116 Sherman Ave.
Court Room over Fire House

- Open Public Meetings Act Statement
Read by Frank C. Gorman at approximately 6:05pm
- Pledge of Allegiance
- Roll Call

Present: Frank C. Gorman, Steve Sanzone, Chris Vaz, Frank M. Santora, Peter Jarkezian, Robert Triano, Vito Ferrone, David Witherspoon, Thomas Faragalli, Ted Szejnrok,

Absent: Paul Firetto

- Motion to approve minutes of November 30, 2022

Motion to approve was made by Robert Triano, seconded by Chris Vaz.

Yes votes by those that attended the last meeting: Frank C. Gorman, Chris Vaz, Robert Triano, Vito Ferrone, Ted Szejnrok.

PUBLIC HEARING

1- 2022 Master Plan Re-Examination Report

Jennifer Gorini along with PS&S prepared the Master Plan Re-examination Report. She explained that every ten years towns are supposed to evaluate future planning needs which include identifying problems and planning objectives to address. When problems are identified, the types of method to reduce or mediate those problems must be addressed. The methods can include dune maintenance, storm water management reports among other things.

Ms. Gorini explained that part of the reexamination is to update plans for the town to determine if there need to be changes in land use ordinances. It is also to re-address designating a "town center". Currently the Borough's designation of a town center will expire in 2023, therefore the master plan will have to reflect if the town center will remain the same or change.

In section 3.1 of the Re-Examination Report, Jennifer Gorini stated that the use of the census reports showed information that the number of year-round residents in Seaside Heights is decreasing. This information is from years between 2000 and 2020. The census report also showed that although there is a decrease in year-round resident population, the number of homes is still steady, due to those who own second homes.

The Re-examination report illustrates "significant events" that occurred in Seaside Heights during the period of the Master Plan and how they may have affected land use in the town.

The significant events that Jennifer Gorini highlighted were Superstorm Sandy and the boardwalk fire after the storm. As a result of Superstorm Sandy, there are new flood plane updates. In section 4 of the reexamination report, Ms. Gorini states that it addresses specific changes recommended for the town to include in a new Master Plan.

When the Board creates a new Master Plan, Ms. Gorini stated that it can be done one element at a time or all in one shot. She also explained the Municipal Public Access Plan and Hazard Vulnerability are new items which must be include in the Master Plan.

Steven Zabarsky, Esq. Planning Board Attorney stated that the Board can tentatively approve the Master Plan Re-examination report, re-publish a date for a Public Hearing, then formally adopt the Master Plan Re-evaluation. He further stated that the examination was done in 2005 and is late. There needed to be a complete overhaul of the Master Plan.

Since there is a Hazard Vulnerabiliy Assessment and Municipal Access Plan that can be included with the Master Plan Re-Examination, per Mr. Zabarsky this will bring the plans up to speed with NJ Land Use Law and the town will be compliant with State statutes.

Mr. Zabarsky stated off the top of his head, he knows the town needs an ordinance for signage and feels that when the Board makes a new Master Plan, they should tackle one element at a time.

2-Hazard Vulnerability Assessment of the Land Use Plan Element

Jason Schooling, Engineer of Van Cleef Engineering Associates was in to review the above report in place of Angela Knowles, the writer of this report, since she left the engineering firm for a new job.

Mr. Schooling explained that this assessment identifies existing community's accessibility and functions. It also addresses solutions to threats and vulnerabilities to disasters in terms of elements of nature: temperature changes, storms, natural disasters.

Pages 12-15 of the assessment Jason Schooling tells, makes recommendations to address vulnerabilities. For example, along the ocean side of town retail properties need updated flood elevations. For their own safety, the town can ask the owners of those properties to make their building flood safe.

In the Assessment, Schooling stated that it shows that it is important to do an analysis of the storm water system to measure whether the town would be able to handle water build up because of rising tides. The report shows that most of the flooding is on the bay side of town. Since the bay side runs along a county road, Schooling said that Seaside Heights would have to work together with the county to address the issue of flooding. Some of the recommendations in the report are to install backflow prevention and possibly sea walls. Schooling advised that at some point, the DEP is going to implement extra flooding protection.

Jason Schooling also stated that the town Planning/Zoning Board can make recommendations for ordinances regarding impervious surfaces to plan for the future and prevent flooding in areas of town. Another area to investigate would be circulation and traffic flow around town. Preparation for these types of hazardous events is extremely important.

3-Borough of Seaside Heights Municipal Public Access Plan

Jennifer Gorini addressed the above report. The Municipal Public Access Plan's goal is to maintain existing public access to the bay and ocean fronts and to encourage preservation and beautification of these areas. This will provide places for swimming, fishing, boating, and shore recreation for residents of the town and members of the public. Ms. Goring pointed out that page 6 of the Public Access Plan has a map of all points of entry for these areas.

Some things in the Public Access Plan that Jennifer Gorini pointed out are that the town will be reconstructing the Hering Avenue bathrooms. Also, the town has been working on improving accessibility to the Sunset Beach boat ramps to be ADA compliant.

Ms. Gorini referred to the town ordinance "no dogs on the beach". She stated that this ordinance must be supplied to the DEP and would need to be updated every 5 years. She also stated that any correspondence must be accompanied by the DEP approval letter we receive in April 2022.

Page three of the Public Access Plan is a map that details the town's vision of future public access. Ms. Gorini stated that this was highlighted in this plan so that the DEP is aware that Seaside Heights made changes to comply with the recommendations of the DEP.

David Weatherspoon had a question/comment about the census report used for the Master Plan Re-Evaluation Report. He asked if it was complete since he felt that it was not depicting a full picture of Seaside Heights. He felt that it was not inclusive of all the races present in the town and year round residents. Ms. Gorini said she would look further into this and get back with an answer for the Board and specifically for Mr. Weatherspoon.

As the presentation of these reports concluded it was determined that the Public Hearing will be scheduled to be heard at the January 25, 2023 meeting. A public notice will need to be published and certified notices must go out to the adjacent towns of Seaside Heights.

RESOLUTIONS TO MEMORIALIZE

RESOLUTION #2022-36

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

APPLICATION #2022-24

MINOR SUBDIVISION

ATTY: MATT HEAGEN, ESQ.

Motion to approve made by Robert Triano seconded by Chris Vaz.

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

RESOLUTION #2022-37

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

APPLICATION #2022-25

MINOR SUBDIVISION WITH VARIANCES

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

Motion to approve made by Robert Triano seconded by Chris Vaz.

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