MINUTES

Seaside Heights Planning Board
REORGANIZATION Meeting
Monday, January 10, 2022
6:00pm
Court Room over Fire House

Opening: ***Frank C. Gorman read opening 6:00pm***

Roll Call: ***PRESENT: Frank C. Gorman, Chris Vaz, Frank M. Santora, Robert Triano, Vito Ferrone, David Witherspoon, Thomas Faragalli, Ted Szejnrok, Paul Firetto***
ABSENT: Steve Sanzone, Peter Jarkezian

Swearing in members for new terms:
Frank M. Santora (Mayor's Designee)
Chris Vaz (Class II Member)
Vito Ferrone (Class III Member)
Thomas Faragalli (Class IV Member #2)
Steve Sanzone (Class IV Member #3)
Paul Firetto (Class IV Alternate Member #2)
All members except Steve Sanzone were sworn in. Steve Sanzone was absent from the meeting.

Nominations for Chairman and Vice Chairman and Voting:

- ***Nomination for FRANK C. GORMAN to be Chairman was made by Tom Faragalli, Second by Vito Ferrone. All that were present were in favor.***
- ***Nomination for STEVE SANZONE to be Vice Chairman was made by Frank M. Santora, Second by Chris Vaz. All that were present were in favor.***

Resolution 2022-01 Appointing Citta, Holzapfel & Zabarsky Law Firm as Seaside Heights Planning Board Attorneys. (Steven Zabarsky, Esq.)
Motion for above made by Frank M. Santora, Second by Dave Witherspoon.
All that were present were in favor.

Resolution 2022-02 Appointing Owen, Little, and Associates, Inc. as Seaside Heights Planning Board Engineer. (Doug Klee, Engineer)
Motion for above made by Dave Witherspoon, Seconded by Frank M. Santora.
All that were present were in favor.

Resolution 2022-03 Appointing Sherri R. Sieling as Planning Board Secretary.
A motion for the above was made by Robert Triano, seconded by Tom Faragalli. All that were present were in favor.

Resolution 2022-04 Designating meeting dates for 2022 and the first two meetings of 2023.
A motion for the above was made by Chris Vaz, seconded by Robert Triano. All that were present were in favor.

REQUEST FROM APPLICANT

BLOCK 40 LOT 9 – 1004 Boulevard – Hephaestus Enterprises
A preliminary and final site plan with bulk variances was approved on July 25, 2018 (Resolution #2018-18) for this property. On June 26, 2019, the applicant came before the Board and was granted a one - year extension from that date keeping Resolution 2018-18 in full force. The applicants are now asking for consideration for another one-year extension explaining that they did not ask for an extension last year because their office was closed due to Covid-19 for an extended period of time.
Chris Vaz questioned Steven Zabarsky, Esq. Planning Board attorney if the Board would legally be authorized to take this action. Zabarsky explained that with regard to approvals you are protected for 2 years and can get up to three (3) one-year extensions. Technically, from the original, the applicants had till July 2020 to request an extension. Mr. Zabarsky further stated that if the Board approves this extension, Haphaestus Enterprises will have until July 24, 2022 to request one more extension if it is required. Doug Klee said he had a conversation with the developers who said they will be ready to begin in 90 days.

A motion to approve the 2nd extension for this project for one year, which expires July 24, 2022 was made by Chris Vaz and seconded by Robert Triano.
Roll Call: Frank C. Gorman could not vote since he is in the 200 foot radius.
Yes votes by: Chris Vaz, Robert Triano, Frank M. Santora, Vito Ferrone, David Witherspoon, Thomas Faragalli, Ted Szejnrok.
A resolution will be drafted to be memorialized at the next meeting.

Motion to adjourn the meeting was made by Chris Vaz- All were in favor. This was approximately 6:30 pm.