

WORKSHOP MINUTES

Seaside Heights Planning Board

Monday, March 7, 2022

6:00 PM

116 Sherman Ave.

Court Room over Fire House

- Open Public Meetings Act Statement- **6:00 PM by Chairman Frank C. Gorman**
- Pledge of Allegiance
- Roll Call

PRESENT: FRANK C. GORMAN, CHRIS VAZ, FRANK M. SANTORA, PETER JARKEZIAN, ROBERT TRIANO, VITO FERRONE, DAVID WITHERSPOON, TED SZEJNROK

ABSENT: STEVE SANZONE, PAUL FIRETTO

- Approve Meeting Minutes from February 23, 2022-**ALL IN FAVOR**

RESOLUTIONS TO MEMORIALIZE

**BLOCK 45 LOT 33 – 125 FREMONT AVE. – MATTHEW D. CRIVELLI – ZONE: RESIDENTIAL (R)
MINOR SUBDIVISION
APPLICATION# 22-04
RESOLUTION #2022-07**

Motion to approve with conditions that applicant will demolish existing structure on the property and compensate the town, per ordinance for the lost on-street parking space, as a result of development was made by Tom Faragalli, seconded by Robert Triano.

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

**BLOCK 16 LOT 1 – 717 BOULEVARD AVE –BOULEVARD EDGE, LLC. - ZONE: RETAIL BUSINESS (RB)
MINOR SUBDIVISION, USE AND BULK VARIANCES
APPLICATION 21-14
RESOLUTION #2022-08**

Since there is a USE Variance for this application, Frank M. Santora and Vito Ferrone are unable to vote.

A motion to approve this application with the conditions that the building on the Boulevard will be constructed with Juliet balconies for a façade and allowing for 8 parking spaces where 9 are required, since the applicants will be adding ports to the building to allow for electric car charging was made by Robert Triano and seconded by Tom Faragalli.

Yes votes: Robert Triano, Tom Faragalli, Frank C. Gorman, Chris Vaz, Dave Witherspoon, Peter Jarkezian, and Ted Szejnrok.

**BLOCK 27 LOT 25 – 327 FRANKLIN AVE. -MORDECHAI FINKLESTEIN – ZONE: LOW DENSITY
RESIDENTIAL (LDR)
MINOR SUBDIVISION USE AND BULK VARIANCES**

**APPLICATION 21-13
RESOLUTION #2022-09**

A motion to approve this application was made by Robert Triano, seconded by Tom Faragalli.

Yes votes: Robert Triano, Tom Faragalli, Frank C. Gorman, Chris Vaz, Peter Jarkezian, Dave Witherspoon.

Ted Szejnrok is within the 200 foot radius of the applicant, therefore unable to vote.

APPLICATIONS TO REVIEW

**BLOCK 35 LOT 1 – 1502 BOULEVARD – SHREE AG HOSPITALITY – ZONE: RETAIL BUSINESS (RB)
MINOR SUBDIVISION WITH VARIANCES**

APPLICATION# 22-02

Applicant is requesting approval to subdivide this 6032 square foot piece of property into 4 individual lots (proposed lots: 1.01, 1.02, 1.03, & 1.04) to build a single-family home on each lot. The proposed size of the lots are as follows:

LOT 1.01 – 1563 sq. ft. LOT 1.02 – 1267 sq. ft.

LOT 1.03 – 1367 sq. ft. LOT 1.04 – 1834 sq. ft.

-They will be requesting variances for the **lot sizes** on all 4 lots, as the required lot area is 4000 sq. ft. in order to be a buildable lot.

-With regard to **lot frontage**, 40 feet wide is required, the applicant will be requesting variances for lot frontages as follows:

LOT 1.01 – 34 feet LOT 1.02 – 25 feet

LOT 1.03 – 25 feet LOT 1.04 – 31 feet

Approval for a **rear yard setback** is being requested so the rear yard on lot 1.02 can be 2.5 as opposed to the required 3 feet.

For each lot, the applicant is also asking for **height variances** where the maximum building height in this zone is 40 feet the following is what they are requesting:

LOT 1.01 – 40.6 feet LOT 1.02 – 40.8 feet

LOT 1.03 – 40.7 feet LOT 1.04 – 40.9 feet

ATTY: DANTE M. ALFIERI, ESQ.

Dante Alfieri, Esq, appeared on behalf of the applicant with Matt Wilder, Engineer and Jason Hanrahan, Architect.

Matt Wilder showed an aerial view photograph of the subject property and explained that they are requesting approval to subdivide this property into 4 lots. Additionally, they will be asking for variances for the lot size and the building heights. Wilder explained that in their research of the area, they found that as homes get closer to the Boulevard, there are higher densities, so they feel that putting up 4 single-family homes would be appropriate for the area. The applicants also brought an architectural rendering of the homes they propose to build in the lots.

Members of the Planning Board were questioning why the applicant is not considering 3 lots instead of 4. The consensus of the Board was that the 4- lot subdivision would be too tight and said they should consider a 3 lot subdivision and 3 larger homes. One of the four proposed homes is a two bedroom. The Board believes that 3 bedrooms in this neighborhood would be more appropriate and probably more lucrative for the applicants.

Matt Wilder stated that the applicant's justification for this is that although 3 lots would be conforming, there seem to be multi-family units surrounding the property. They felt that the smaller lots would not be an issue.

Wilder was also asked if there would be any on-street parking spaces removed for this development. He said that it will be necessary to take 3 on-street parking spaces for the driveways into this project.

The unanimous advice of the Board members was that the applicant should reconsider a 3 lot subdivision with 3 houses built on those lots. They felt that 4 homes could create a problem in that area, since it is in close proximity to the boardwalk and beach, where there is more traffic. The Board members also suggested moving the house on lot 1 over a bit because of the BBQ pits from the existing BBQ business that is directly behind the proposed homes.

A Board member pointed out that on the plans, the address says "Sampson and Bay Boulevard". It was clarified that this property is on Sampson Ave and the Boulevard as shown by the Lot and Block provided and by Matt Wilder.

Doug Klee, Planning Board Engineer stated that he felt that the applicants would do better if they changed this to a 3-lot subdivision. Doing so would eliminate variances and save a parking space for the town.

BLOCK 8.02 LOT 6 – 707 OCEAN TERRACE -MARLEYN OCEAN PROPERTIES, LLC. – ZONE: RESORT RECREATIONAL (RR)

MINOR SITE PLAN WITH VARIANCE

APPLICATION #2022-06

The applicant is looking for approval to build a 55 foot by 60 foot addition to their retail store, which is on the boardwalk, in the existing parking lot on this property that faces the street. The applicant will be removing the parking lot to provide room for the proposed addition. Currently there is an existing non-conforming front setback on the property which faces the boardwalk. That portion of the property will remain the same.

VARIANCE: FRONT SETBACK

ATTY: SALVATORE ALFIERI, ESQ.

The applicant did not appear for the meeting.

Meeting was adjourned at approximately 6:30 PM.

Since the Board Secretary was not present for this meeting, the minutes were produced by listening to a recording of the meeting. That recording is available in the Borough of Seaside Heights at 100 Grant Ave.

Submitted by:

Sherri R. Sieling, Planning Board Secretary