

MINUTES

Seaside Heights Planning Board

March 30, 2022

6:00 PM

116 Sherman Ave.

Court Room over Fire House

- Open Public Meetings Act Statement
- 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 March 7, 2022 ***by Peter Jarkezian, seconded by Robert Triano. All in Favor.***

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 3 individual lots (proposed lots: 1.01, 1.02, & 1.03) to build a single-family home on each lot. The proposed size of the lots are as follows:

LOT 1.01 – 2011 sq. ft. LOT 1.02 – 2011 sq. ft. LOT 1.03 – 2010 sq. ft.

All new construction will comply with the minimum standards by ordinance for this zone

ATTY: DANTE M. ALFIERI, ESQ.

Dante Alfieri, Esq. appeared on behalf of the applicant. Alfieri stated that they are amending the application in response to recommendations at the workshop they attended on March 7, 2022. This application is a 3 lot subdivision with no requests for variances.

Steven Zabarsky, Esq. Planning Board Attorney reiterated the information for administrative purposes. The original application was a 4 lot subdivision with multiple variances. He stated that the applicant's attorney made proper notice that this will now be a 3 lot subdivision. The applicant revised page 6 of the application to show that they are asking for 3 lots to build 3 homes. The revised plans were sent prior to the 10 day deadline to the Board professionals. Page 8 of the application was revised on March 9, 2022. Steve Zabarsky asked the Board if they were all in favor to amend this application and the Board unanimously said yes to the amendment.

Matt Wilder, Engineer, 130 Central Ave., Island Heights was sworn in and qualified as a licensed Engineer and Planner.

Prior to Wilder's presentation the following documents were marked for identification:

A-1 Planning Board Application and all submitted documents

A-2 Amended Board Application

A-3 Shree AG Hospitality Aerial photograph of the property dated 3/7/2022

A-4 Second Engineer Review Letter by Doug Klee dated 3/21/2022

A-5 Color Rendering of Proposed Houses

Matt Wilder stated he would start by orienting the Board to the application and property. The property is at the intersection of Sampson Avenue and the Boulevard. The applicant is requesting approval for a fully conforming, 3-lot subdivision. He stated that when going west to east, as the lots get bigger so do the homes. The applicant's development will have all the necessary flood mitigation.

Regarding Doug Klee's review letter, the applicant takes no exception to any of the comments, clarified a few things. Wilder stated that they tried to configure the homes in a way that would save on-street parking spaces, but it was impossible. In order to provide the necessary parking for the homes, there will be 2 on-street parking spaces eliminated for the size curb cut that is needed.

In Doug Klee's letter there was mention of providing a sight triangle. Matt Wilder pointed out that since Sampson Ave. is a one-way street heading east. Given that, no cars will be waiting on the corner of Sampson to turn onto the Boulevard, which makes the sight triangle unnecessary.

Jason Hanrahan, 621 Lake Ave, Asbury Park, NJ, owner of Mode Architects was sworn in and approved as an expert witness. Mr. Hanrahan has a degree in architecture, but does not have a license. Steven Zabarsky asked Mr. Hanrahan who seals his plans. Jason stated that his partner, Daniel Conditore, who is licensed, seals the plans.

Jason Hanrahan stated this is a fully conforming project now that they modified the application from 4 homes to 3. Lot 1, furthest west on the property will have a home with 3 bedrooms. The middle home and the one furthest to the east, is going to have 4 bedrooms. There will be parking inside the garage and in the driveway. All the homes will have outside decks and will be designed in a modern, coastal style including mixes of: cedar board and batten, shiplap, and stone.

Mr. Hanrahan provided the following dimensions of the lots:

Lot 1-western lot 1950 square feet

Lot 2-middle lot 2500 square feet

Lot 3-eastern lot 2550 square feet

Chairman Frank Gorman pointed out that on the soil erosion and preparation plans, it still shows 4 homes to be built. Dante Alfieri said that all the plans will be changed to reflect the 3 homes which will be built on this property.

Doug Klee, Planning Board Engineer stated that he was very pleased that the applicant listened to the Board's suggestions and followed through with the changes producing a beautiful project.

There were no further questions by the Board and no questions from the 200 foot radius list or audience.

A motion to adopt a resolution was made by Robert Triano and seconded by Steve Sanzone. Yes votes by: Robert Triano, Steve Sanzone, Frank C. Gorman, Chris Vaz, Frank M. Santora, Peter Jarkezian, Vito Ferrone, Thomas Faragalli, Ted Szejnrok. *David Witherspoon was late to the meeting and did not hear the entire application so was excluded from the votes.

**BLOCK 4.01 LOTS 33 & 37 – 33 HAMILTON AVE. – MILA HOMES – ZONE: RESIDENTIAL (R)
PRELIMINARY AND FINAL MAJOR SITE PLAN WITH VARIANCES
APPLICATION #2022-03**

Applicants are requesting preliminary and final site plan approval to build a 4-story, residential unit building on this 8000 square foot property. They propose to demolish the existing buildings on the property in order to construct this project if approved. The applicants are asking for a variance for the minimum lot area per unit where 1200 sq. ft. is required per unit, they are requesting to be allowed to build the spaces at 1,143 sq. ft. each. Additionally the applicants are requesting a variance to construct the building at 40.7 feet high, where 40 feet is allowed.

**VARIANCES: LOT AREA PER UNIT
HEIGHT**

ATTY: SALVATORE ALFIERI, ESQ.

Before this application was heard, Steven Sanzone, Vice Chairman had to step down from the podium since he is within the 200 foot radius of the project. Additionally Frank M. Santora and Vito Ferrone were also excluded from this application because it is a USE Variance and they are the Class I and Class III members.

Dante Alfieri Esq. was present in place of Salvatore Alfieri on behalf of the applicants.

Marked for identification were the following:

A-1 Planning Board Application and all its attachments

A-2 Doug Klee's Engineer Review Letter dated January 31, 2022

A-3 Aerial Photograph of subject property dated March 30, 2022

A-4 Color Rendering of proposed structure

Matt Wilder, was sworn in and qualified again for this application. He said that he did research on the history of this property and found that it has been a vacant parking lot since 1931.

The applicants propose to build a 7-unit building with a ground level parking garage. The access to the parking garage will be on the Hamilton Ave. side. For this garage, the applicants are asking for a waiver so that they can provide a 22 foot curb cut, where 16 is allowed. This parking garage will provide parking for 14 cars and the larger curb cut will allow cars to leave the garage heading face out. There will be one access in and out of the parking garage.

Matt Wilder stated that they have no exceptions to Doug Klee's review letter. He did however want to comment on landscaping and the buffering ordinance. The applicant proposes to plant shade trees and ornamental grasses east to west along the building. With regard to the buffering ordinance, the applicant will add more bushes on the side yards to help with any noise generated from the garage. Wilder pointed out that the garage construction, itself, will also buffer noise and light.

With regard to lighting plans, Wilder stated that they propose 1 building mounted light for the garage entrance and will be adding lights on the inside of the garage with shields on them so that there is no spill over of light onto neighboring properties.

Matt Wilder addressed the two variances the applicants are requesting.

Density- where 1200 square feet are required per unit the applicants are asking for 1,143 square feet.

Height- Originally the applicant was asking for a height variance to construct the building at 40.7 feet high, however, they decided to construct the building at 40 feet high, even, which does not require a variance since it complies with the height restriction for that zone.

Since off-street parking will be necessary, the applicant is requesting an exception to the RSIS.

Jason Hanrahan was sworn in and qualified again to discuss the subject application.

Referring to a color rendering of the proposed structure, which was marked A-4 for identification he described that the building would be upscale to fit in with the surrounding area. The outside of the building would be sided with shiplap, composite cedar shakes, and Azek accents. There will be a screen around the perimeter of the garage, but there will be open access to the entry.

Mr. Hanrahan further explained that there will be 3 units on the main level, each with 2 bedrooms. On the top level, there will be 4 units, each with 3 bedrooms. There will be an elevator to the roof top deck where all units will have access to the deck. There will be a private trash room inside of the building so the trash is not visible from the outside. The electric meters will be discreetly placed on the backside of the building.

Steve Zabarsky, Esq., Planning Board Attorney asked if there will be dedicated parking space so that only resident/owners of the building can park there. Mr. Hanrahan stated that they were not planning to do so, but that it is a good idea, which they will incorporate into their plans.

Mr. Hanrahan stated that they propose to place a blade sign on the side of the building to coordinate with the style. At first the applicants thought that the sign would comply with the ordinance, but in the zone that they are in it will require a variance for the size they want to make the sign. Doug Klee, Planning Board Engineer asked Jason how far out the blade sign will extend from the building. Hanrahan stated 3 feet. Doug Klee said that since the setback is 10 feet, that will be okay, but they will need a variance for the sign since they will be making it 54 sq. feet (3 feet wide by 18 feet long).

A Board member asked about the elevator on premises. They wanted to know if they would have a key or security guard or something that would deter the elevator from becoming a "free-for-all". Hanrahan said that residents will need to have security access to get into the building.

Christine Nazarro Cafone, Licensed Professional Planner, 125 Half Mile Road, Red Bank, NJ was sworn in and qualified.

Ms. Nazarro Cafone reiterated that this project is a conforming use of the space and that the applicants have eliminated the need for a height variance.

The Density Variance, Ms. Nazarro Cafone explained is a D-5 variance whereby this site can handle the excess density. Each unit is 57 sq. feet short of what is required, a total of 399 sq. feet for the whole building. In her description she called this a minor deficiency. The project as planned explained Ms. Nazarro Cafone has sufficient space and location and there will be no detriment to the

surrounding properties or plans of the town. This building will be for year-round use which complies with the Master Plan. Regarding the sign on the building, the size of it will be a very small percentage of the overall building and will require a C 2 variance. Her position is that the sign will create a desirable, visual environment with no detriment to the surrounding community. Finally, Ms. Nazarro Cofone stated that the project will not be eliminating any on-street parking spaces.

There were no further questions or comments by the Board, 200 foot radius or audience.

A motion to adopt a resolution with the following conditions was made by Tom Faragalli and seconded by Dave Witherspoon.

- Approve Use variance for density*
- Approve variance for a sign that is 54 sq. ft in size, where 12 sq. ft. is the maximum*
- There will be not lighting on the sign on the building*
- Allow for 14 parking spaces where 16 are required*
- Allow for a 22 foot curb cut where 16 is the maximum allowed*
- Lighting in parking garage must be shielded*
- Must plant more shrubs around the parking garage area to buffer noise*
- Must assign parking spaces to the residents*

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

Prior to adjourning, Chris Vaz announced to the Board Members that we may be purchasing a new software system that will make the Planning Board virtually paperless. The members will be getting either laptops or ipads and will be able to view all the plans from Vectorized PDFs.

A motion to adjourn the meeting was made by Vito Ferrone, seconded by Steve Sanzone at approximately 7:07 pm.

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.

This applicant was not ready to go and will be here at the April 27, 2022 meeting.

***These minutes are not verbatim. There is a recording available at the Borough of Seaside Heights,
100 Grant Ave, Seaside Heights with the Planning Board Secretary.***

Submitted by:

Sherri R. Sieling

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