

MINUTES

Seaside Heights Planning Board

April 27, 2022

6:00 PM

116 Sherman Ave.

Court Room over Fire House

- Open Public Meetings Act Statement- **Frank C. Gorman, Chair 6:05pm**
- Pledge of Allegiance
- Roll Call:

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

Absent: Steve Sanzone, Paul Firetto

- Motion to approve minutes of April 4, 2022
Motion by Chris Vaz- seconded by Robert Triano All were in favor.

APPLICATIONS FOR REVIEW

Salvatore Alfieri, Esq. appeared on behalf of the applicant who was also present. Mr. Alfieri stated that the applicant feels that Planning Board member, Peter Jarkezian should recuse himself from reviewing this application. Peter Jarkezian has a family member who owns a business on the boardwalk and are "competitors" with the applicant's business. With that said, Peter Jarkezian took a seat in the audience.

Steven Zabarsky, Esq., Planning Board attorney requested to mark items for the record:

A-1 Planning Board Application and all its attachments

A-2 Engineer Review Letter by Doug Klee dated March 15, 2022

Mr. Zabarsky also informed the applicant and his attorney that they would need 5 out of 8 members "yes" votes for their application to be approved.

Ronen Yefet was sworn in. He stated that he is the principal of the LLC. He has owned the company that is located on the property to review since 2015 and has owned the property since 2017. Mr. Yefet stated that he has one tenant with a game of chance on this property and the rest is a retail clothing, accessories, and souvenir store. He stated that his goal is to make his store "larger and nicer". He further explained that the entire addition will be utilized as a clothing store.

Some members of the Board inquired about the times of operation of the store. Mr. Yefet stated that during the season, Memorial Day to Labor Day weekend the store opens a 9:00 am and closes at 1:00 am. Mr. Zabarsky asked if Mr. Yefet will comply with any town ordinances regarding hours of operation. Mr. Yefet stated that he would.

-Mr. Zabarsky asked the applicant about lighting on the building. Yefet stated that there will be lighting added.

-Zabarsky also inquired about waste storage. Mr. Yefet said they will be handling the waste as in the past, in garbage bags which the town sanitation removes for them.

-Mr. Yefet was also asked about signage. He said it will be about the same, just expanded on to the new portion of the business.

-For verification, Mr. Zabarsky asked Mr. Yefet what is the name of his business. He replied that it is Shoreline Apparel, LLC selling clothing, accessories, and souvenirs.

Mr. Alfieri brought up Craig Brearley who was sworn in and qualified as registered architect of Craig Brearley Architects, 799 Rout 72, Manahawkin, NJ. Mr. Brearley stated that he oversaw the architectural plans that will be exhibited at the meeting.

Mr. Brearley stated that the new portion of the building will be constructed with masonry block. The exterior will be designed with stucco and hardy planks. There will be fabric awnings over the windows. Accessory stairs and a cargo lift to access storage area are part of the plans. He stated that there will be no changes made to the boardwalk side of the building. At the new elevation of the building, Brearley stated that they are proposing a new façade sign. He also said that the new second floor they are requesting approval to build will be for storage only.

A Planning Board member asked where the HVAC would be. Brearley advised that it will be on the roof of the addition and will not be visible from the boardwalk or the street.

Another Board member wanted to know if the second floor would be on the boardwalk level. Mr. Brearley stated no, it will be an actual second floor, set back to the west side. The applicant is requesting to add the second floor to heighten their ceiling for easier access to the storage area.

Members of the board felt that they would be able to get a better perspective of what the end result of this requested project would look like if they could see a color, 3-dimensional rendering.

Chris Vaz stated that the town does not have a typical sign ordinance and that he recommends there be NO signs on the North side of the building. Chris also pointed out that Ocean Terrace is a County road. This was not marked as such on the application.

Mr. Alfieri stated that if they have to come back with the application, they can show sign placement on their new, colorized, 3-D plans.

There were no further questions of the Board and no questions by the 200 foot radius or the public.

A motion was made by Dave Witherspoon to carry this application, with no further notice to the May 25th meeting date so the applicant could bring in more detailed plans for the Board's consideration. Vito Ferrone seconded the motion.

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

PRESENTATION

Mike Redpath of the Seaside Heights Business Improvement District (BID) will be giving a short presentation on "Walkable Business Districts". Mr. Redpath's goal is to provide insight and assist in discussions and consideration about the Boulevard Redevelopment Plan, which will also have bearing on the town's Master Plan.

Mr. Redpath discussed that for the Boulevard Redevelopment District, the Board needs to consider what makes an area a successful, walkable district. To do that, one needs to consider who is doing the walking/shopping and what would make doing so a good experience.

What will draw people, is another consideration. Mr. Redpath used the new Snooki Store on the Boulevard as an example. He explained that the Snooki Store is a "destination" store, which is one that people will travel to from far destinations to shop. Surrounding "destination" stores should also be "impulse" stores. These are shops in which people will go to, but it wasn't their main destination.

Mr. Redpath also advised that research shows that it is best to keep non-retail stores (services and salons) limited to 10% of the total amount of retail shops and that signage should be 25% or less coverage on windows flanking the Boulevard or walkable area.

Mike Redpath ended by saying that it takes a long time for something to suddenly happen. He said there could be amazing changes but not to lose patience, because it doesn't happen overnight.

RESOLUTIONS TO MEMORIALIZE

The following resolutions are all pertinent to properties which Mayor and Council have requested of the Board to discuss and determine if they warrant the Board authorizing preliminary investigations by professional planners to determine if they are areas in need of redevelopment.

The following are the resolutions by the Planning Board to approve preliminary investigations of these properties:

PB RESOLUTION NO. 2022-12: BLOCK 2.01 LOTS 51, 55, & 56 – 51 & 55 LINCOLN AVE. 106 BOULEVARD 22-99
Motion by Chris Vaz-Second by Peter Jarkezian

Yes vote: Chris Vaz, Peter Jarkezian, Frank C. Gorman, Frank M. Santora, Robert Triano, Thomas Faragalli, Ted Szejnrok

***PB RESOLUTION NO. 2022-13: BLOCK 13 LOTS 1 & 15 – 419 BOULEVARD, 117 WEBSTER AVE. 22-100
Motion by Thomas Faragalli-Second by Peter Jarkezian***

Yes votes: Thomas Faragalli, Peter Jarkezian, Frank C. Gorman, Chris Vaz, Frank M. Santora, Robert Triano, Ted Szejnrok

***PB RESOLUTION NO. 2022-14: BLOCK 13 LOT 12 – 112-114 HAMILTON AVE. SANDCASTLE INN 22-101
Motion by Robert Triano – Second by Thomas Faragalli***

Yes votes: Robert Triano, Thomas Faragalli, Frank C. Gorman, Chris Vaz, Frank M. Santora, Peter Jarkezian, Ted Szejnrok

PB RESOLUTION NO. 2022-15: BLOCK 13 LOTS 21, 25, 26, 27, 28, & 31 – 121, 125, 129, 131 WEBSTER Ave. 126 & 128 HAMILTON AVE. 22-102

Motion by Chris Vaz-Second by Robert Triano

Yes votes: Chris Vaz, Robert Triano, Frank C. Gorman, Frank M. Santora, Peter Jarkezian, Thomas Faragalli, Ted Szejnrok

Regarding the property that contains the White Pearl Hotel, the Mayor and Council adopted a resolution adding the additional properties that were discussed about at the meeting on April 4, 2022. The Board will have to vote on a resolution pertaining those properties at our next meeting, May 2, 2022.

A motion to adjourn the meeting was made by Vito Ferrone, seconded by Frank C. Gorman at 6:57 pm. All were in favor.

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

Sherri R. Sieling