

**Sea Bright, New Jersey  
Unified Planning Board Minutes  
January 28, 2014  
7:30 P.M.**

Vice Chairman Desio called the meeting to order and requested those present to join him in the salute to the Flag.

Vice Chairman Desio read the following statement:

**The Borough of Sea Bright, in compliance with the "Open Public Meetings Act" has advertised the date; time and location of this meeting in The Asbury Park Press on January 11, 2014 filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office.**

**ROLL CALL:**

**PRESENT:** Cashmore, Davis, DeSio, Councilman Leckstein, Nott, Smith (Alt. #1), Isoldi Engineer, Jacki Flor

**ABSENT:** Cunningham, Mayor Long, McBride, (Alt. #2) Beer, (Alt.#3) Marrone

**3. APPROVAL OF MINUTUES FROM JANUARY 14, 2014 MEETING**

Councilman Leckstein introduced a motion to approve the minutes from the January 14, 2014 Planning/Zoning Board Meeting. Second by Boardmember Davis and adopted upon the following roll call vote:

Ayes: Cashmore, Davis, DeSio, Councilman Leckstein, Nott, Smith, Isoldi-Jany (Alt. 1)

Nays: None

Abstain: None

Absent: Cunningham, Mayor Long , McBride Beer. Marrone.

**4. NEW BUSSINES**

**INFORMAL HEARING  
SINGLE FAMILY HOME  
BLOCK 29 LOT 3  
348 OCEAN AVENUE**

Architect Rob Adler presented a survey that depicts the existing conditions of the properly listed above. Presently a two story, single family home exists on the property and was severely and substantially damaged in Superstorm Sandy. The home is also built on a wood dock that is approximately 95% waterward of the bulkhead and mean high water line. The board recommended that applicant conference with flood Plain Manager.

**FARRELL  
15 ATLANTIC WAY  
BLOCK 29 LOT 2&3**

John and Patricia Farrell made an application to the Planning/Zoning Board for site plan and bulk variances to replace and demolish a single family residence with bulk variances in the R-2-zone. Applicant seeks bulk variances for the following existing conditions: Lot Area where 4,000 sf is required and 3287.25 sf is existing; width where 50' is required and 43.83' is existing. The applicant seeks new bulk variances for the following. Side yard where 7' is required and 6'5' is proposed: both side yards where 15' total is required and 11' is proposed.

The applicant has provided due notice to the public and all surrounding property owners within the 200ft

The applicant appeared and marked into evidence certain documents including the following.

A-1: Jurisdictional Package

A-2: Architectural plans by Lawrence R. Janota dated 12-17-13

Architect Lawrence R. Janota described the proposed residence. The first floor will contain 3 bedrooms, 2 full baths and laundry area. The second floor will contain the kitchen and great room. The third floor will contain a study with a deck. The notation on the plans for upper kitchen" and Upper great room" actually reflect that the third floor is open below. The Board required and the applicant stipulated that the plans would be revised to reflect those 3<sup>rd</sup> floor areas as being open to the floor below.

The Board found that bulk variances are consistent with the neighborhood. The proposed design and layout of the homes will add to the safety of the property and make for a more aesthetically pleasing home.

The Board found that the granting of the variances will have no substantial detrimental impact on the surrounding properties.

Councilman Leckstein made a motion approving this application. Second by Boardmember Smith and approved upon the following roll call vote:

Ayes: Cashmore, Davis, DeSio, Councilman Leckstein, Nott, Smith, Isoldi-Jany

Nays: None

Abstain: None

Absent: Cunningham, Beer Mayor Long, McBride, Marrone.

**VICTOR SCUDIERY  
150 OCEAN AVENUE  
BLOCK 34 LOTS 4, 4.01**

Victor Scudierey made application to Planning/ Zoning Board for preliminary and final amended site plan and variance approvals. The applicants seeks to amend the prior approved plan as a result of changes that are required from CAFRA, including the elimination of the pool and addition of 12 boat slips, 20% of which may be restricted to residents of the complex resulting in a use variance to expand the non-conforming marina use.

The applicant has provided due notice to the public and all surrounding property owners as required by law, has caused notice to be published in the Asbury Park Press.

Marked into evidence certain documents including the following

- A-1 Jurisdictional Package
- A-2 2011 Planning Board Resolution
- A-3 CAFRA letter dated 9-21-12
- A-4 Engineering plans prepared by Concept Engineering Consultants, John J. Ploskonka, dated 4-26-11 revised to 10-30-13
- A-5 Aerial photograph
- A-6 Color rendering of sheet 3 of A-4
- A-7 Packet of reduced size exhibit A-5, A-6 and 2 photos
- A-8 T&M review letter
- A-9 Architectural Plans first and second level plans prepared by bach & Clark, LLC, Architecture, dated 7/23/13 revised to 8/12/13

Sworn testimony in support of the application of the application was given by Daniel Bach, Architect, John J. Ploskonka, P.E. Engineer, Concept Engineering and John Rea, McDonough and Rea Associates, traffic engineer.

John J. Poloskonka, testified that changes to the former application were required by CAFRA. The addition of 12 boat slips open to the public results in the need for a use variance to the non-conforming marina use. This change also results in the need for additional parking sixty eight total spaces are required, 49 for residential use and 12 spaces for the marina use. The application provides for 60 spaces on the main site and 8 additional spaces on the lot across Ocean Avenue on Block 23, lot 134.

The Board had concerns with the proposed parking lot across Ocean Avenue. The Applicant proposed 8 spaces on that lot, though only one space was needed to meet the ordinance requirements. The parking configuration on this lot would require vehicles to back out onto Ocean Avenue, Which the board felt was extremely dangerous. The Applicant agreed that it would revise the parking configuration, eliminate some parking spots to provide room for vehicles to u-turn in the lot and avoid backing out onto Ocean Avenue. The Applicant represented that it would confer with the Board Engineer in the new design.

The applicant's traffic engineer, John Rea testified that the on-site traffic flow did not change. He agreed that the parking area across the street could be revised as to the number of spaces and reconfigured to avoid vehicles backing out onto Ocean Avenue. The revised plan would be subject to the Board engineer's approval.

The Board had concerns regarding the expanded marina use. The Applicant stipulated that the use would be for slip use only, with not boat repair or drydock conducted on the premises. Board members questioned the need for additional boat slips. The Board was concerned that opening the marina to the public and adding 12 boat additional boat slips in addition to the 24 residential units increased the intensity of the use on the site. The board was concerned that the mix of uses on the site with its location to the immediate south of the bridge ramp created a dangerous condition.

Board member Cashmore introduced a motion approving the application. Second by Boardmember Nott.

Ayes: Cashmore, Desio, Nott, Smith

Nays: Davis, Isoldi-Jany

Abstain: None

Absent: Cunningham, Mayor Long, McBride, Beer, Marrone

Upon the following roll call the application for amended preliminary and final site plan and use variance approval is **denied**

**7. ADJOURNMENT:** There being no further business before the Planning Board. Vice Chairman DeSio made a motion to adjourn the meeting at 10:35 P.M. Second by Councilman Leckstein and approved upon unanimous voice vote.

Respectfully Submitted,

Kathleen Morris  
Planning Board Secretary