

APPROVED MINUTES
REGULAR MEETING OF THE SEA BRIGHT UNIFIED PLANNING/ZONING BOARD
Tuesday, July 12, 2022

Call to Order and Flag Salute

Chairman Cunningham called the meeting to order at 7:30 p.m. and requested those present join in the Pledge of Allegiance.

Open Public Meetings Statement

Good evening, Ladies and Gentlemen.

This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press and Link News on January 13, 2022, filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

ADMINISTRATIVE MATTERS

Attendance Roll Call

Present: Bieber, Bills, Cashmore, Cunningham, DeSio, Gorman, Leckstein,
Not Present: Kelly, Lawrence, Schwartz, DeGiulio

Also in attendance: Ronald J. Troppoli, Esq., standing in for Board Attorney Monica C. Kowalski, Esq., Board Engineer David J. Hoder, and Board Secretary Candace B. Mitchell

Approval of 6/14/22 Regular Meeting Minutes

Board member David DeSio offered a motion to approve the minutes, with a second offered by Board Member Marc A. Leckstein, Esq. The motion was carried upon the following roll call vote:

Ayes: Bieber, Cashmore, DeSio, Gorman, Leckstein
Nays: None

Correspondence

Dated June 16, 2022, Addressed to Borough of Sea Bright Planning Board from Jennifer Daniels, Development Director, Atlantic Shores Offshore Wind, LLC; regarding New Jersey Department of Environmental Protection Individual Waterfront Development Permit Government Official Notification – Geotechnical Survey Area New York Landfall Approaches Project

ITEMS OF BUSINESS

New Application No. 2022-11

Daniel and Jill Singer
11 Garden Way, Bl. 2, L.12

In attendance for the application were applicants Daniel and Jill Singer and Architect Mark Fitzsimmons.

Mr. Troppoli introduced himself and swore in Mr. and Mrs. Singer and Mr. Fitzsimmons.

The following exhibits had been made available for view on the Borough website:

- Zoning Denial No. 2022-026, dated 3/11/22
- Application Packet, received 3/23/22
- Existing Survey Sheet prepared by C.C. Widdis Surveying, LLC, dated 9/13/21
- Architectural Sheets prepared by Mark R. Fitzsimmons, A.I.A., dated 3/11/22
 - Z-1: Proposed Site Plan with Existing and Proposed Floor Plans
 - Z-2: Existing and Proposed Elevations
 - Z-3: Photo Board
- Technical Review prepared by David J. Hoder, dated 5/12/22, 3 pgs.
- Revised Architectural Sheet Z-1, dated 5/23/22

Architect Mark Fitzsimmons offered his credentials and was accepted by the Board as an expert witness.

Mr. Fitzsimmons entered into evidence five large exhibits to be presented on easels:

A-1 A Photo board with 17 photos

A-2 Architectural Sheet No. Z-1

A-3 Architectural Sheet No. Z-2

A-4 Artistic rendering of the front and left side of the residence

A-5 Artistic rendering of the front and right side of the residence

Applicant Dan Singer offered a brief history of the property. The applicants purchased the property in September, 2021, after coming to Sea Bright as visitors for a decade. This structure had been built as a rental property. He and Mrs. Singer have put a substantial amount of work into the interior of the property to make it their primary residence.

The applicants would like to add some architectural character to the outside of the home and make it more fitting with the neighborhood. They would like to convert a former side deck to a home office, which would sit off the master bedroom. A small deck would be built over top of the office. They are asking for two variances: one to enclose the side deck space and one to add a porch to the front of the house. The front porch, approximately 15' to 18' wide, would encroach upon the required front yard setback by 2'9." The applicants would also make improvements to the back of the house, adding a rear deck, changing room, and spiral staircase between the second and third levels.

Vice Chairman DeSio asked whether the house is staying at the same height. Mr. Fitzsimmons answered that, yes, the height will be 35." Attorney Troppoli commented that the engineering review has the house flagged as a 3-story home. Mr. Singer stated the addition they are building is actually a second story on that section of the house. It doesn't go as high as the existing third floor. Mr. Troppoli asked for clarification over any confusion regarding whether the house is a 2½ or 3-story home. Mr. Fitzsimmons answered the home is an existing 3-story, which is an existing non-conformity.

Dave DeSio referred to the technical review prepared by Board Engineer David Hoder to clarify the base flood elevation (BFE.)

Mr. DeSio stated the property is required to have two parking spaces. The plan shows one space in the garage and one space in the setback. Parking in the setback is not allowed and can't be considered a legal spot. Mr. Singer stated they have to ask for a parking variance.

Councilman Erwin Bieber clarified changes to the interior.

Questions and comments from members of the public:

Robert Marrone, 10 Island View Way, was sworn in to make a comment. Mary and Robert Morrone attended this evening's meeting to speak in favor of the application, stating that it is a wonderful improvement to the property.

The public portion was closed.

David DeSio offered a motion to approve the application, with a second offered by Marc A. Leckstein, Esq. The motion to approve carried upon the following roll call vote:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeSio, Gorman, Leckstein

Nays: None

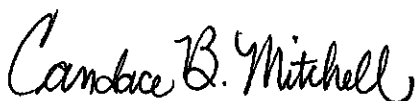
Chairman Cunningham announced that the application for 1030 Partners, 1030 Ocean Avenue, known as Tommy's Tavern and Tap, which was scheduled to be heard this evening, has been carried to the meeting of August 9th with no further notice requirement.

There being no general comments by members of the public and there being no other business before the Board, the Chairman made an announcement of the next meeting date, which is August 9, 2022.

Adjournment

The meeting was adjourned at 7:55 p.m. on a motion offered by Marc A. Leckstein, Esq., seconded by David DeSio, and carried upon a unanimous voice vote by the Board members.

Respectfully submitted,



Candace B. Mitchell
Board Secretary