

Chairman Cunningham called the meeting to order and requested those present to join in the Pledge of Allegiance to the flag: Chairman Cunningham 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 Link on January 20, 2011 filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office.

3. ROLL CALL:

PRESENT: Beer, Cunningham, DeSio, Murphy, Torcivia, Smith, (Alt. #1) Janey(Alt.#3)

ABSENT: Cashmore, Fernandes, McBride, Nott, Leckstein (Alt. #2),

4. MINUTES:

A. Boardmember DeSio introduced a motion approving the October 26, 2010 Unified Planning Board Minutes. Second by Boardmember Smith and approved upon the following roll call vote:

Ayes: Beer, Cunningham DeSio, Murphy, Torcivia Smith, Janey

NAYS: None

ABSTAIN: None

ABSENT: McBride, Nott, Leckstein

B. Boardmember Torcivia introduced a motion approving the October 26, 2010 Unified Planning Board Minutes. Second by Boardmember Smith and approved upon the following roll call vote:

Ayes: Beer, Cunningham DeSio, Torcivia Smith, Janey

NAYS: None

ABSTAIN: None

ABSENT: Cashmore, McBride, Nott, Leckstein

5. NEW BUSINESS:

A.

**D. LOBI ENTERPRISES, INC.
T/A SURFRIDER BEACH CLUB
931 Ocean Avenue
Block 23 Lots 12.01 and 12
Requesting height variance for
the construction of two turrets**

Boardmembers DeSio and Murphy were recused from hearing this application. Attorney Higgins stated that all the Boardmembers present were not within 200 feet of the applicant.

A-1 Jurisdictional Packet,

A-2 Architectural Plans by James Monteforte Architectural

Studio 1-14-11;

James Monteforte, Architect testified that they seeking a height variance to permit the construction of two turrets with a height of 44.25 feet, exceeding the allowable height by 5.25 feet and a decorative dome with a height of 42 feet 7 inches, exceeding the allowable height by 3.6 feet. He said that the proposed revised architectural elevations showing the addition of a canopy over the front steps does not require any variances or a variation to the lower roof. The Planning/Zoning Board previously granted a use variance and site plan approval to expand the banquet facility and beach club by resolution on December 8, 2009. He said that he relied on an out-dated ordinance when he made the changes to the current plan, which now requires variances.

Architect Monteforte testified that the lighting in the turrets would be interior only and would not interfere with the neighbors and the turrets or dome would not be habitable.

David Desio of 822 Ocean Avenue , testified that he was pleased with the design and the dome and turrets does not pose a problem.

Boardmember Smith introduced a motion approving this application. Second by Boardmember Torcivia and approved upon the following roll call vote:

Ayes: Beer, Cunningham Torcivia Smith, Janey

NAYS: None

ABSTAIN: None

ABSENT: McBride, Nott

8. ADJOURNMENT:

There being no further business before the Planning Board Boardmember Torcivia made a motion to adjourn the meeting at 9:18 P.M. Second by Boardmember Cunningham and approved upon unanimous voice vote.

Respectfully Submitted,

Suzanne Branagan
Board Secretary