

Chairman Cunningham called the meeting to order and requested those present to join him in the salute 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 Asbury Park Press* on January 20, 2012 filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office.

ROLL CALL:

PRESENT: Beer, Cashmore, Cunningham, DeSio, McBride, Torcivia, Smith (Alt. #1) arrived at 7:38 p.m., Janey (Alt. #3) arrived at 7:57 p.m.

ABSENT: Leckstein, Long, Nott, Sandel

MINUTES:

A. Boardmember DeSio offered a motion approving the May 8, 2012 Unified Board Meeting Minutes. Second by Boardmember McBride and adopted upon the following roll call vote:

Ayes: Beer, Cashmore, Cunningham, DeSio, McBride

Nays: None

Abstain: None

Absent: Leckstein, Long, Sandel, Smith, Janey

5. MEMORIALIZATION OF RESOLUTION:

A. Boardmember DeSio introduced a motion memorializing the following resolution:

**RESOLUTION OF THE SEA BRIGHT PLANNING/ZONING BOARD
GRANTING SITE PLAN AND VARIANCE APPROVAL
RE: LPB, INC., T/A DONOVAN'S REEF
1171 Ocean Avenue
Block 7 Lot 9
Sea Bright, New Jersey**

WHEREAS, LPB, Inc., d/b/a Donovan's Reef (the "Applicant") made application to the Planning/Zoning Board of Sea Bright (the "Board") for property known as Block 7, Lot 9 on the Tax Map of the Borough of Sea Bright, also known as 1171 Ocean Avenue for an interpretation of the ordinance defining "restaurant" use and

preliminary and final site plan approval for demolition of the old and construction of a new tiki bar as an accessory structure; and

WHEREAS, the Applicant is challenging the Zoning Officer's interpretation of the ordinance as to whether Donovan's Reef is defined as a "restaurant" under the definition of the Sea Bright Zoning Ordinance. Restaurants are a permitted use in the B-1 zone. A bar or cocktail lounge is permitted as an accessory to the restaurant.

WHEREAS, the Applicant seeks site plan approval for its proposal to remove the existing tiki bar structure which is in poor condition and replace it with a newer and larger structure measuring approximately 602 s.f.; and

WHEREAS, the interpretation of the definition of "restaurant" will dictate the necessity for a use variance for the proposed tiki bar; and

WHEREAS, the proposal requires bulk variances for lot coverage where 75% maximum is permitted and 99% is existing and will not change with this proposal, and for gross maximum floor area for accessory structure where 500 s.f. is permitted and 602 s.f. (including overhangs) is proposed; and

WHEREAS, 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 official newspaper in accordance with N.J.S.A. 40:55D-1 et seq. and, therefore, this

Board has accepted jurisdiction of the application and has conducted public hearing on the matter at meeting on May 8, 2012, at which time all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, the Applicant appeared and marked into evidence certain documents including the following:

- A-1:** Jurisdictional Packet.
- A-2:** Mercantile license issued by the Borough of Sea Bright to Donovan's Reef Inc.
dated May 24, 2011.
- A-3:** Board of Health permit issued by the Borough of Sea Bright to Donovan's Reef
Inc. dated July 21, 2011.
- A-4:** State of New Jersey 2011-2012 plenary retail consumption of license - liquor
license.
- A-5:** Donovan's Reef Inc. "The Reef Grill" menu.
- A-6:** Kelly A. Ryan food protection certification.
- A-7:** Page Two of the floor plan.
- A-8:** Architectural plans dated 2/1/2012 prepared by
Mark Teichman.
- A-9:** Revised Zoning Data Chart.
- B-1:** T&M Associates engineering review dated April 12,
2012.

WHEREAS, the Applicant offered sworn testimony in support of the application by the following:

Robert Phillips, owner/stockholder;

Raymond Liotta, Professional Planner; and

Mark Teichman, licensed architect.

WHEREAS, the Applicant requested the following variances or waivers:

1. Applicant's appeal from the zoning officer's decision that a use variance is required for the use of the tiki bar as an accessory use. The zoning officer determined that the

current operation of Donovan's did meet the definition of a "restaurant". The Applicant argued that a use variance is not necessary, as the operation of Donovan's Reef meets the definition of "restaurant" under the Sea Bright ordinance.

2. Variance from maximum lot coverage requirements which is an existing condition and will not change with the proposed new tiki bar structure.

3. Variance for gross maximum floor area for accessory structure where 500 s.f. is permitted and 602 s.f. (including overhangs) is proposed.

4. Applicant seeks a variance from §130-40.F to permit parking vehicles in a front yard which is an existing condition.

5. Applicant seeks a variance for accessory building in a front yard, which is an existing condition. The new tiki bar will be in the same location as the existing, the Southeast quadrant of the property.

6. Applicant seeks a variance from §130-45A which indicates that fences shall not be taller than 6 feet where the existing fence is 8 feet.

WHEREAS, the Board considered the testimony and evidence presented and the Board makes the following findings of fact and conclusions of law:

1. Applicant is proposing to remove the existing tiki bar structure which is in poor condition and replace it with a newer and larger structure measuring approximately 602 s.f.

2. Mr. Phillips testified that the establishment has chairs and tables inside and outside. Patrons eat inside the restaurant or at the outside tiki bar, and they are not required to order an alcoholic beverage. He said that the kitchen is open and food is available daily to the patrons from 11:00 a.m. to 1:00 a.m. The restaurant operation is managed by Kelly Ryan and includes 3-4 employees. They serve basic food such as hamburgers, hotdogs, French fries, grilled chicken, chicken fingers.

3. Boardmember Cashmore noted that the mercantile license issued by the Borough recognizes this establishment as a restaurant.

4. The Planner, Raymond Liotta testified that the Sea Bright ordinance defines "restaurants" as "Establishments at which food is sold for consumption on the premises to patrons seated within the building. This includes public dining rooms and banquet halls and a cocktail lounge as accessory use, but does not include the type of establishment referred to as drive-ins, custard stands, and the like." He noted that the definition is similar to that in neighboring towns, service of food to seated patrons.

Liotta noted that a stand alone bar is not defined under the ordinance.

Liotta explained the term "accessory use" as being customary and incidental to a primary or main use.

Liotta opined that based on the facts on the record, the preparation of food in the kitchen and service to patrons seated at tables and at the bar, it was his opinion that the operation of Donovan's qualified as "restaurant" under the definition of the ordinance.

5. Resident Tracy Wolland testified during the public portion that she had been a patron of Donovan's for 20 years and had eaten food there and she considered it a restaurant.

6. Based upon the testimony, the Board found that the preparation of food in the kitchen and service to patrons for on-site consumption met the definition of a "restaurant" under the ordinance.

7. The Applicant next discussed the site plan proposal. Mr. Phillips said that the proposed tiki bar will have running water, and the new design has an overhanging to protect the patrons from the elements. The structure, north on the property is strictly for storage. The eight-foot fence is pre-existing and will remain unchanged.

8. Mark Teischman, a licensed architect, testified that the principal building will remain unchanged. The existing tiki bar is 160 s.f. and located at the end of the property by the sea wall. The proposed tiki bar will be expanded and have more accessibility around it. It measures 307 s.f. around the exterior walls and the total area including the roof overhangs is 602 s.f. This is an open structure and substantial roof

overhang for all four sides. The overhang provides for protection from the elements. On the east elevation, the overhang measures 2'7" from the face of the bar and 3'4" from the face of the wall. The material will be asphalt shingle roof and bamboo screening on the lower wall. Mr. Teischman said that the lot coverage mentioned by engineering review would be unchanged because the current structure is built on concrete. Mr. Philips said that palm trees are present every Summer season for added landscaping.

9. The Board requested and made it a **CONDITION** that the plans be revised to show the location of the dumpsters and further that the dumpsters be enclosed per the Borough ordinance.

10. Teichman noted that there are 83 parking spaces, four of which are marked handicapped spaces, which complies with the requirements.

11. Teichman and Liotta noted that although a variance is required for the gross maximum floor area for accessory structure where 500 s.f. is permitted and 602 s.f. (including overhangs) is proposed, the tiki will not appear to be as large as the measurement for the walls is 307 s.f. Additionally, this will be an improvement over the existing condition as the building will be set back further from the property line than the existing.

12. The Board recommended that in addition to the addition of a water line, that sanitary sewer be added so that water does not run off the slab.

13. The Applicant **STIPULATED** that it would revise the plans to include the items set forth in the engineer's letter marked as B-1.

14. The Board found that the variance for the fence could be granted without any negative impact on the zoning ordinance or zone plan. The fence is existing and matching in height with the fence for the adjoining property.

15. The Board found that the variance for the gross maximum floor area for accessory structure where 500 s.f. is permitted and 602 s.f. (including overhangs) is proposed can be granted as the tiki will not appear to be as large because the measurement for the walls is 307 s.f. Additionally, this will be an improvement over the existing condition as the building will be set back further from the property line than the existing. The newer structure will be more aesthetic than the existing structure and the proposed overhang, which increases the square footage measurement, will provide protection from the elements for the patrons.

16. The Board found that the variance for parking and accessory structure in front yard are existing and will not be exacerbated by this application.

17. The Board found that the granting of the variances and site plan approval will have no substantial detrimental impact on surrounding properties nor will it substantially impair the intent and purpose of the zone plan and zoning ordinance.

18. Therefore, the Board finds that the approval of this application will result in substantial aesthetic improvements and an improved circulation around the tiki bar and protection to the patrons. The bulk variances can be granted.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Sea Bright that the operation of the Donovan's Reef qualifies as a restaurant use as defined in the ordinance.

BE IT FURTHER RESOLVED that applicants' application for approval of pre-existing bulk variances, and new variance for gross maximum floor area for accessory structure as particularly set forth in the plans prepared by Mark Teichman and marked as **Exhibit A-8** is hereby granted subject to the following conditions:

GENERAL CONDITIONS

1. The applicant shall submit proof of payment of all real estate taxes applicable to the property and payment of all outstanding and future fees and escrow charges, posting of all performance guarantees, if any, in connection with the review of this application prior to and subsequent to the approval of this application.

2. The applicant must obtain the approval of all necessary and appropriate governmental agencies and compliance with all governmental regulations except those specifically waived or modified in this Resolution.

3. The applicant shall comply with all building, FEMA and fire codes including but not limited to, entrances and exits.

4. The accuracy and completeness of the submission statements, exhibits and other testimony filed with or offered to the Board in connection with this application, all of which

are incorporated herein by reference and specifically relied by the Board in granting this approval. This condition shall be a continuing condition, which shall be deemed satisfied unless and until the Board determines (on Notice to the applicant) that a breach thereof.

5. All stipulations agreed to on the record, by the applicant.

6. In the event that any documents require execution in connection with the within approval, such documents shall not be released until all of the conditions of the approval have been satisfied unless otherwise expressly noted.

7. The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvements and other purposes authorized by the MLUL.

8. The Applicant shall furnish such Performance Guarantees and/or Maintenance Guarantee as may be required pursuant to the MLUL and the Sea Bright Ordinances.

9. No site work shall be commenced or plans signed or released or any work performed with respect to this approval until such time as all conditions of the approval have been satisfied or otherwise waived by the Board.

SPECIFIC CONDITIONS

1. Except for said waivers that have been granted as set forth herein, Applicant shall comply with the Board engineer's report of April 12, 2012.

2. Applicant shall revise the plans to show the location of the dumpsters.

3. Applicant shall provide an enclosure for the dumpsters as required by the ordinance.

4. Applicant agrees to make every effort to add a sanitary sewer line servicing the new structure

BE IT FURTHER RESOLVED that this Resolution memorializes the action taken by the Planning/Zoning Board at its meeting of May 8, 2012; and

BE IT FURTHER RESOLVED that the Chairman and Board Secretary are hereby authorized to sign any and all documents necessary to effectuate the purpose of this Resolution; and

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a certified copy of this

Resolution to be sent to the Applicant, the Borough Clerk, the engineer and the zoning officer and to make same available to all other interested parties and to cause notice of this Resolution to be published in the official newspaper
Second by Boardmember McBride and approved upon the following roll call vote:

AYES: Beer, Cashmore, Cunningham, DeSio, McBride, Smith (Alt. #1)

NAYS: None

ABSTAIN: None

ABSENT: Leckstein, Long, Nott

B. . Boardmember DeSio introduced a motion memorializing the following resolution:

**RESOLUTION OF THE SEA BRIGHT PLANNING/ZONING BOARD
GRANTING SITE PLAN AND VARIANCE APPROVAL**

**RE: Kelly Management Group
d/b/a Mad Hatter
10 East Ocean Avenue
Block 19, Lot 3**

WHEREAS, Scott Kelly, of Kelly Management Group, LLC, owner of premises commonly known as 10 East Ocean Avenue, Block 19, Lot 3, Sea Bright, New Jersey have applied to the Planning/Zoning Board for new bulk variances from the front yard setback, side yard setback, building and lot coverage, maximum accessory building height and gross floor area and pre-existing variances for front yard setbacks and parking in order to permit the applicants to construct a 672 s.f. one-story storage structure with a 792 s.f. outdoor deck above the proposed storage structure; and

WHEREAS, the applicant has provided due notice to the public and all surrounding properties as required by law, has caused notice to be published in the official newspaper in accordance with N.J.S.A. 40:55D-1 et seq., this Board gaining jurisdiction therein and a public hearing having been held on this matter at a regular planning/zoning board meeting of May 8, 2012, at which time all persons having an interest in said application were given an opportunity to be heard; and

WHEREAS, the applicant appeared and marked into evidence certain documents including the following:

A-1: Jurisdictional Packet.

A-2: Architectural plans prepared by Robert Adler and Associates dated March 29, 2012.

A-3: Survey by Paul K. Lynch dated January 12, 2006.

B-1: Fire Marshall Haege letter dated April 17, 2012.

B-2: Engineer's letter dated April 25, 2012.

WHEREAS, members of the public were given the opportunity to be heard regarding the application; and

WHEREAS, the Board having considered the evidence presented made the following findings:

1. The applicant seeks variances from the front yard setback, side yard setback, building and lot coverage, maximum accessory building height and maximum accessory building gross floor area and pre-existing variances for front yard setbacks, parking and fence variance in order to permit the applicants to construct a 672 s.f. one-story storage structure with a 792 s.f. outdoor deck above the proposed storage structure.

2. The subject premises is located in B-1 Zone.

3. Kevin I. Asadi, Esq. represented the applicant Kelly Management Group. The existing site is developed with an existing two-story wood framed building that contains a restaurant and two interior bars. An outdoor seating area, outdoor bar and two storage sheds exist at the rear of the property. The applicant proposes to remove the existing sheds and construct a 672 s.q. one-story storage area and a 792 s.f. outdoor deck above the proposed storage area.

4. Robert Adler, licensed architect, testified that the maximum occupancy of the new outdoor deck would be 52 persons, which is based on restaurant use. The lighting on the deck's railing would be pointed down and inward not outward toward adjacent properties. The proposed storage structure would be fire rated required by code. The storage structure will be used for recycling, empty kegs and the like as the current outdoor area is used. There will be no hazardous materials stored.

5. Board Members felt that there should be two means of egress off the deck in the event of an emergency. The Applicant **STIPULATED** that a second exit will be added to be designed by the architect in conformity with all codes.

6. Neighbors Dominic DePalo and Joseph Procopio expressed concerns with noise at the new outdoor deck. Mr. Procopio suggested limiting the hours of operation.

7. At the Board's request, the Applicant **STIPULATED** that:

a. There will be no entertainment on the deck.

b. Food and beverage wait service to the deck will end at 12:00 midnight and all patrons will be cleared no later than 1:00 a.m.

c. There will be wait service only to the deck, there will be no bar located on the new deck.

d. The tables and chairs will be arranged on the new deck in such a way that would encourage patrons to be seated, rather than standing when using the deck.

8. New variances are requested for front and side yard setback where 5' is required for accessory structures and 0' is proposed; maximum accessory building height where 15' is permitted and 15.16' is proposed (the height variance is a

function of the 6' fence on the south side, overlooking an undesirable neighboring area; maximum accessory building gross floor area where 500' maximum is permitted and the Applicant proposes a 672 s.q., one-story storage structure with a 792 s.f. outdoor deck above the proposed storage area; maximum building coverage of 50% where 74% is existing and 84.26% is proposed; parking where the new outdoor deck will accommodate 52 patrons, requiring 18 additional spaces and no additional parking is proposed; location of a 6' screening fence on the south side of the deck, where fences are not permitted on top of a deck or structure.

9. The proposed addition is aesthetically pleasing in appearance and will clean up and beautify the existing outdoor storage area. The Board found that currently the recycling, some storage and storage of the empty kegs is located outdoors and can become unsightly and odorous in the summer months. The proposed storage structure will provide a place for storage of inventory and for the storage of recycling, empty kegs and the like which will eliminate the unsightliness and odors emanating from the current operation.

10. Mr. and Mrs. Walsh of 2 East New Street testified that they were in favor of Mr. Kelly's application and that the deck would be an asset to this well-managed business.

11. The Applicant testified that the addition of the outdoor deck would not increase the total number of patrons, but would accommodate them better and provide patrons with an enjoyable outdoor ambience to appreciate the ocean and beach flavor.

12. The Board found that the height and fence variance were beneficial to screen the southerly portion from the light industrial type use of the neighboring property and the variance was de minimus.

13. The proposed accessory storage structure will occupy the same footprint as the existing outdoor storage area and the Board found that having the storage indoors would be a benefit to the neighborhood, more aesthetically pleasing and better for the public health and safety.

14. The Board recognized the concerns of the neighbors regarding potential noise from the proposed outdoor deck and indicated that any approval would be conditioned on the **STIPULATIONS** set forth in Paragraph 7 above.

15. There is an existing outdoor patio which provides patrons with the outdoor ambience in summer months. The proposed deck will be elevated, provided partial views of the ocean. The Board noted that the property is in a B-1 zone and that the Master Plan recommends businesses to take advantage of the beach environment that Sea Bright has to offer.

16. The Board agreed that the deck would better accommodate patrons and give them an aesthetically pleasing outdoor dining option rather than increase the total number of

patrons. The parking is limited and patrons currently use public parking lots.

17. The variances can be granted due to the nature of the downtown business development in the neighborhood, location, the new storage area will be a vast improvement over the existing outdoor storage area and deck will promote the purpose of the zoning ordinance and master plan in encouraging uses that focus on the beach community atmosphere and, therefore, can be granted without substantial detriment to the Zone Plan and Zoning Ordinance.

18. The Board finds that the variances can be granted without substantially impairing the Zone Plan and Zoning Ordinance for the reasons set forth herein and, taking into consideration the downtown business development, the proposal is consistent with the neighborhood.

19. The Board found that the proposed improvements enhanced the value and aesthetic value of the subject property.

20. The variances can be granted due to the nature of the development in the neighborhood, location, the existing nonconformities and the new nonconformities which would not be significantly increased by the addition and, therefore, can be granted without substantial detriment to the Zone Plan and Zoning Ordinance.

NOW, THEREFORE BE IT RESOLVED, for the reasons set forth above, that the Planning/Zoning Board of the Borough of Sea Bright, based upon the findings of fact set forth herein that the variances requested for the 672 s.f. one-story storage structure with a 792 s.f. outdoor deck above the proposed storage structure as set forth on the proposed plans marked into evidence be granted subject to the following conditions:

1. The applicant shall obtain the approval of all necessary and appropriate governmental agencies and comply with all governmental regulations except those specifically waived or modified in this resolution.

2. The applicant shall submit proof of payment of all real estate taxes applicable to the property and payment of all outstanding and future fees and escrow charges, posting of all performance guarantees in connection with the review of this application prior to and subsequent to the approval of this application.

3. The applicant shall comply with all building, FEMA and fire code including, but not limited to, entrances and exits.

4. All of the terms and conditions set forth on the record and hereinabove.

5. The applicant shall be bound by all representations made in testimony before the Zoning Board as set forth in the minutes of the hearings on the dates referred to above.

6. a. There will be no entertainment on the deck.

b. Food and beverage wait service to the deck will end at 12:00 midnight and all patrons will be cleared from the deck no later than 1:00 a.m.

c. There will be wait service only to the deck, there will be no bar located on the new deck.

d. The tables and chairs will be arranged on the new deck in such a way so as to prevent open standing areas for patrons.

7. A second exit off the new deck will be added to the plans, to be designed by the Applicant's architect and approved by the Board engineer in conformance with all codes.

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a certified copy of this Resolution to be sent to the applicant, the Borough Clerk, the Building inspector and the Tax Assessor and to make same available to all other interested parties.

BE IT FURTHER RESOLVED that the Board Secretary is hereby authorized and directed to cause a notice of this Resolution to be published in the official newspaper at the applicant's expense and to send the Affidavit of Publication to the Applicant and to make same available to all other interested parties.

Second by Boardmember Cashmore and approved upon the following roll call vote:

AYES: Beer, Cashmore, Cunningham, DeSio, McBride, Smith (Alt.

#1) **NAYS:** None

ABSTAIN: None

ABSENT: Leckstein, Long, Nott

6. NEW BUSINESS:

A.

**NAUGHTY NORA'S INC. d/b/a CHAPEL BEACH CLUB
1023 OCEAN AVENUE
BLOCK 23 LOT 3
ZONE B-1
PROPOSED CABANA (1) RELOCATION**

No member of the board had a conflict or was within 200' of 1023 Ocean Avenue Block 23 Lot 3.

A-1: Jurisdictional Packet.

A-2: Partial survey map, Lot 3, block 23 prepared by Yorkanis & White dated 4-26-12.

A-3: Resolution granting site plan and variance approval dated April 1996.

A-4: Photo depicting damage from Hurricane Irene.

A-5: Photo depicting damage from Hurricane Irene.

A-6: Photo depicting damage from Hurricane Irene.

A-7: Photo depicting view from Chapel Beach Club of proposed cabana in proposed location.

A-8: Photo depicting view from Sea Bright Beach Club of proposed cabana in proposed location.

A-9: Aerial photo.

Kevin Kennedy, Esq. represented the applicant, Naughty Nora's Inc. d/b/a Chapel Beach Club

Alexander Mulheren testified that a resolution adopted April 23, 1996 permitted eight cabanas measuring 10 x 12 feet to the existing cabanas at the swim club. Up to six of the cabanas were to be located to the south of the swim club and up to three of the cabanas were to be located to the north. These cabanas could not extend beyond the then existing fence line on the Sea Bright Beach Club's property. Several of the cabanas in the southern part of the property were damaged or destroyed in Hurricane Irene. They are seeking to relocate one of the cabanas to the north side, extending 10' closer to the ocean going beyond Sea Bright Beach Club's existing fence line of SBBC. will move it further from the ocean than it was on the south side, minimizing the likelihood of future storm damage. The number of cabanas will not increase. He said that he can not move the cabanas on the south side more inland or it will block the access. This area of the property has the beach rake, equipment and is used for emergency services. Locating the cabana to the north will only affect the Sea Bright Beach Club's view from their kiddie pool.

David Apy, Esq represented Sea Bright Beach Club and presented testimony from Francis Branin, Jr. the governor of Sea Bright Beach Club. His concern is that the proposed cabana obstructs the view of the ocean. He said that the cabana will be visible from their property and would negatively impact the members.

Cathryn Carter, member and president of the board of governors of Sea Bright Beach Club said that the cabana would block their view.

The Board discussed the size of Sea Bright Beach Club having 790' of ocean frontage and that the location of Chapel Beach Club's cabana would not affect their view of the ocean The dunes that Sea Bright Beach had put on their property blocks the view of the ocean from the pool and club area. The Board felt that the access point on the south side was important and should not be interfered by moving the cabanas located on the southern portion of Chapel Beach Club's property closer inland.

Boardmember DeSio introduced a motion approving the application. Second by Boardmember McBride and approved upon the following roll call vote:

Ayes: Beer, Cashmore, Cunningham, DeSio, McBride, Torcivia, Jany

Nays: None

Abstain: None

Absent:

B.

**RICHARD G. SULLIVAN
14 BADMINTON COURT
BLOCK 16 LOT 18.01
ZONE R-3
TO CONSTRUCT A SINGLE-FAMILY DWELLING**

The application was postponed to June 12, 2012

C.

**FRANK NGO
1060 OCEAN AVENUE
BLOCK 16 LOT 6
ZONE B-1
MINOR SITE APPROVAL
CONVERT SPACE TO A RESIDENTIAL UNIT WITHIN EXISTING RETAIL
BUILDING**

The application was postponed to June 12, 2012

7. ADJOURNMENT:

There being no further business before the Planning Board Boardmember Cashmore made a motion to adjourn the meeting at 10:33 P.M. Second by Boardmember McBride and approved upon unanimous voice vote.

Respectfully Submitted,

Suzanne Branagan
Board Secretary