

1. Chairman Cunningham called the meeting to order and requested those present to join in the Pledge of Allegiance to the flag.

2. 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 and filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office.

3. **ROLL CALL:**

**PRESENT:** Chairman Cunningham, DeSio, Councilman Leckstein, Nott Torcivia, Isoldi-Jany (Alt.#2)

**ABSENT:** Beer, Cashmore, Mayor Long, McBride, Smith

4. **Approval of minutes of the Planning Board meeting held on January 22, 2013:**

A. Marc Leckstein introduced a motion approving the minutes with corrections. Approved as amended. Second by Boardmember Torcivia and approved upon the following roll call vote:

Ayes: Chairman Cunningham, DeSio, Councilman Leckstein, Nott, Torcivia, Isoldi-Jany.

Nays: None

Abstain: None

Absent: None

5. **New Business:**

**Naughty Nora's Inc. dba Chapel Beach Club  
1041 Ocean Avenue  
Block 23, Lot 3**

**Preliminary and Final Major Site Plan**

Application to rebuild site with beach club, cabanas, decking, two pools and locker areas as existed prior to Hurricane Sandy

Marc Leckstein recused himself.

First witness for the applicant to testify, Attorney Kevin Kennedy representing Naughty Nora's. He stated that Hurricane Sandy severely damaged the beach club and that the owners want to rebuild before memorial day. They want to rebuild the same building that existing prior to the storm. There is no need to conceptualize since they will rebuild exactly what was there before and want to get back to normal. Board Attorney, Ms. Higgins, stated that the applicant sent the notice, everything is in order. A-1 application A-2 jurisdiction packet A-3

reconstruction plans by James Kennedy dated 1/16/13 two sheets A-4 architectural plans by Anthony Conduras 3 sheets A-5 publication of special meeting B-1 T & M letter from Jaclyn Flor dated 1/25/13.

Attorney Kennedy, stated owner SBBP LLC applicant Naughty Nora's submitted A-6 eleven (11) photos of the previous condition labeled A thru K, A-7 nine (9) post hurricane photos.

Alexander Mulheran, General Manager, stated the goal is to put back what was existing in same footprint but built higher by memorial day. Attorney Higgins questioned if there would be a membership increase. Response from Mr. Mulheran was no. Chairman Cunningham asked if the cabanas would be in the same place and Mr. Mulheran responded yes and also the pool.

No questions from the Board.

No questions from the public.

Architect Tony Conduras (sheet A-4) stated that the change in elevation for the main deck would be 3' higher than the previous deck. The pool will remain at the same height. Attorney Higgins asked to clarify which deck and for the prior elevation and proposed elevation. Mr. Conduras stated that the old elevations was 8' to 9' and the new would be 10', finished floor 12' deck surface 12'. The zone is 8' plus 2', therefore 10'. Layout of entire complex as shown on sheet A-2 with deck and lockers and storage within the main building and snack bar and kiddie pool. Attorney Higgins asked if there was a snack bar before and Mr. Conduras responded yes. The one change is that the interior was slightly skewed and has now been straightened out. Otherwise everything is the same. Also stated that the complex is ADA compliant and that Jim Kennedy will put all necessary details on the plans as requested in Jaclyn Flor's memo. Boardmember DeSio questioned why the BFE is lower for them and is 13' for his property only half a mile away and asked how much space is under the deck. Mr. Conduras responded that there is 6' under the deck. Borough Engineer, Ms. Flor, stated that the BFE and ABFE's are not based on Hurricane Sandy but are several years old. Attorney Higgins asked if the cabanas are temporary structures and Mr. Conduras stated yes.

No questions from the Board.

No questions from the public.

Applicant's Engineer, James Kennedy, explained the layout of the property using the site plan the applicant submitted for an application last year. Prior application involved moving one cabana from the south to the north. He stated that 120 cars are on the property on a busy weekend and that there is also overflow parking. Barrier free parking has concrete pad and the rest of the lot is gravel. New 2010 ADA regulations may require paving an additional small area. Mr. Kennedy stated that item 2b in Ms. Flor's letter is the same and will comply with the

National Flood Insurance Program, item 3 the soil erosion plan will show positive flow away from the structure, item 4 will provide calculation on plans for water and sewer fees, and for all of the miscellaneous items all details as requested will be shown on the plans. Non-conforming fence was damaged and will need to be replaced and gorilla gates will be installed. Variance requested for parking layout in the front yard, existing non-conforming variance requested. Landscaping plan (sheet A-9) along Ocean Avenue will be placed as requested by Jaclyn Flor. New landscaping plan as requested. Parking schematic, possible layout as requested by Ms. Flor. Ms. Flor requested that the applicant apply for an additional variance for the parking layout for the overflow parking. Mr. Kennedy stated that he did not think a variance was required since the parking is controlled by the member pass, which is one pass per member family and guests have no parking pass. Ms. Higgins asked that the plans be marked with a note stating overflow parking is part of requested existing variances. Mr. Kennedy stated that there is no intensification of use. Chairman Cunningham asked the Board if there were any further questions, no. Also no questions from the public. Re-opened to public for any questions or statements. Public portion closed.

Boardmember DeSio made a motion Second by Chairman Cunningham and approved upon the following roll call vote:  
Ayes: Chairman Cunningham, DeSio, Nott, Torcivia, Isoldi-Jany.  
Nays: None  
Recused: Councilman Leckstein  
Abstain: None  
Absent: None

**6. ADJOURNMENT:**

There being no further business before the Planning Board  
Chairman Cunningham called the meeting to an end at 8:30 P.M.

Respectfully Submitted,

Colleen McGurk  
Board Secretary