**Sea Bright, New Jersey**

**Unified Planning Board Minutes**

**September 8, 2015**

**7:30 p.m.**

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:

**2.** **OPENING 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 December 11, 2015 filed it with the Clerk, and posted a notice on the bulletin board in the Borough Office**.**

**3.** **ROLL CALL:**

**PRESENT:** Cashmore,Cunningham, Desio, Long, Nott, Schussheim, Schwartz, Smith, Isoldi-Jany(Alt.#1) Beer (Alt.2) ( Marrone (Alt.3)

DiGiulio (Alt 4)

**ABSENT:** Leckstein.

**4.** Chairman Cunningham carried the approval of the the July 14, 2015 minutes and August 11, 2015 minutes.

**5.** Chairman Cunningham made an announcement that 1030 Ocean Avenue Partners, LLC, Tommy’s Tavern and Tap will not be heard tonight for administrative approval. 1030 Partners LLC will submit an Amended Site Plan approval application and will be scheduled for December 8, 2015 and the applicant will re-notice.

**6. NEW APPLICATION:**

280 Ocean Avenue Sea Bright LLC (Formally the Quay Restaurant) 280 Ocean Avenue Block 30 Lot 47.

Mayor Long and Councilman Leckstein stepped down from this application as it is d -USE variance no other members of the Board had a conflict or was within 200ft of 280 Ocean Avenue.

This application was originally scheduled for February 24, 2015 no testimony was heard and the application was re-noticed and scheduled for March 24, 2015 with testimony and was adjourned to the May 12, 2015 meeting as a result of the major changes in the plans the application was re-scheduled and re-noticed for September 8, 2015 as a new application.

Attorney Higgins stated that this application will be heard as a new application as the former application had significant changes as a result from feedback from the Board. Attorney Higgins also stated that since this application is a new application all Boardmembers present can sit on this application.

A-1 Jurisdictional Packet

A-2 Major Site Plan prepared by Brian Murphy of FWH Associates dated 2-25-14, revised to 5-20-15

A-3 Architectural plans prepared by Tokarski and Millemann dated 6-24-14, revised to 5-28-15

A-4 Environmental Impact Statement

A-5 Resolution “Patrons Quay” dated 5-11-1999

A-6 Aerial

A-7 Road level pictures of the site

A-8 T&M letter dated 9-1-15

A-9 Color rendering of site plan

A-10 Second floor plan as originally submitted

A-11 color rendering architectural plans

Appearing before the Board Attorney Rick Brodsky, Esq, Ansell Grimm & Aaron, P.C. and the Applicants Engineer, Brian P. Murphy, P.E. FWH Associates, P.A. and Applicants Traffic Engineer, John H. Rea, P.E., McDonough & Rea Associates, Inc.

Rick Brodsky appeared and testified that 280 Ocean Avenue Sea Bright, LLC has applied for approval to permit the demolition of one of two existing buildings the larger building located at the southwest corner formerly the Quay Restaurant and to construct a new 2-story structure with ground floor parking underneath containing a banquet hall and 3 residential apartments above, with the existing 2-story building located in the northwest corner of the property to remain, which building currently contains 2 residential apartments.

Rick Brodsky Esq. testified that for many years the property contained an existing mixed use including a restaurant/banquet hall, a separate residential building and a marina. Due to significant damage to the banquet hall from Hurricane Sandy the applicant is proposing to replace the old Quay restaurant/banquet hall building with a new building. The applicant is seeking major site plan approval with a d use variance to permit 5 residential apartments 2 existing and 3 additional and a d use to permit a banquet hall a d use variance to permit the existing 2-story structure located in the northwest corner of the property containing the two residential apartments to remain in addition to the new banquet hall a d (6) variance to permit the proposed building height for the new structure of 42.1 feet where a maximum of 35 feet is permitted.

Mr. Brodsky stipulated that the main building use would be a banquet hall not a restaurant.

Engineer, Brian P. Murphy, P.E. FWH Associates, testified that there would be no outdoor entertainment. The glass doors on the second floor would be closed at 9:00 p.m. and music and entertainment would end at 11:00 p.m and will add additional landscaping.

Attorney Higgins stated that engineer would provide certification that bulkhead is sound.

Chairman Cunnigham opened the meeting to the public The following residents commented on the application.

Bob Neuhoff, 1184 Ocean Avenue

Dan Ranger, 308 Ocean Avenue

Jean Kingman

R.C. Staab, 290 Ocean Avenue

Karin Smith, 310 Ocean Avenue

Chairman Cunnigham closed the public portion

Chairman Cunnigham closed the public portion of the meeting.

Vice Chairman Desio introduced a motion approving the 280 Ocean Avenue Sea Bright, LLC application. Seconded by Boardmember Cashmore and approved on the following roll call vote.

Ayes: Cashmore ,Cunningham, Desio, Nott, Schwartz, Beer (Alt2) Marrone (Alt 3), DiGiulio (Alt.4).

Nayes: Schussheim, Smith, Isoldi-Jany (Alt.1)

Abstain: Long

Absent: Leckstein.

**7. ADJOURNMENT:** There being no further business before the Planning Board Chairman Cunnigham made a motion to adjourn the meeting at 10:59 P.M. Second by Boardmember Cashmore and approved upon unanimous voice vote.