

**APPROVED MINUTES  
REGULAR MEETING OF THE SEA BRIGHT PLANNING/ZONING BOARD  
TUESDAY, April 23, 2019**

**ADMINISTRATIVE MATTERS**

**Call to Order**

Chairman Cunningham called the meeting to order at 7:36 p.m. and requested those present to join in the Pledge of Allegiance.

**Chairman's Opening Statement**

Chairman Cunningham offered the following Compliance Statement:  
The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided the date, time, and location of this meeting to at least two designated newspapers, published same in the Asbury Park Press, which is the official newspaper, filed notice with the Borough Clerk, and posted notice on the bulletin board in the Borough Office and on the Borough website.

**Attendance Roll Call**

**Present:** Cashmore, Cunningham, DeSio, Leckstein, Nott, Smith, Wray

**Not Present:** DeGiulio, Duffy, Long, McGinley, Bills

**Also in attendance:** Board Attorney Kerry E. Higgins, Esq.

Board Engineer David J. Hoder

Board Secretary Candace B. Mitchell

**Approval of the April 9 Minutes**

Councilman Leckstein offered a motion to approve the minutes. Second offered by Chairman Cunningham, and approved upon a unanimous voice vote of eligible members.

**Board Review of Borough Ordinance No. 09-2019**

An Ordinance amending Chapter 130, "Land Use," Article VII, "Area, Bulk and Use Requirements," of the Code of the Borough of Sea Bright, Section 130-49F, "Temporary Uses," pertaining to seasonal parking facilities

**Board Comments**

Councilman Leckstein offered a motion to authorize the Board Secretary to draft a letter to the Mayor and Council, recommending passage of Ordinance No. 09-2019 as written. Second offered by Chairman Cunningham, and approved upon the following roll call vote:

Ayes: Cashmore, Cunningham, DeSio, Leckstein, Nott, Smith, Wray

Nays: none

Absent: DeGiulio, Duffy, Long, McGinley, Bills

**New Application**

PBZB 2019-007

Fuze Eatery, LLC

1060 Ocean Avenue, Bl.16, Lot 6

Type of Application: Approval for Minor Site Plan and Variances

In attendance for the application were Ronald D. Cucchiaro, Esq.; Bryan Larco, applicant and Fuze Eatery, LLC co-owner; and Stalin Larco, applicant and Fuze Eatery, LLC co-owner

Attorney Higgins stated that she had reviewed the jurisdictional packet and found it to be in order, and that the Board has accepted jurisdiction of the application.

The following exhibits were entered into evidence:

**A-1** Jurisdictional Packet

**A-2** Untitled Floor Plan of Restaurant, 1 sheet, no date

**A-3** Photos, 1 each on 4 pages, dated 4/18/23

**A-4** 3 Photos on 1 page, dated 2/28/19

**A-5** First Technical Review, prepared by David J. Hoder, P.E., P.P., C.M.E, 2 pages, dated 4/16/19

Mr. Cucchiaro introduced the application. The site is located on Ocean Avenue between River Street and Peninsula Avenue, in the B-1 Zone. The applicants are asking for site plan approval and bulk variances for a change in use from a liquor store to a restaurant.

Bryan Larco was sworn in to testify.

Mr. Larco described the type of cuisine served at Fuze Eatery as a fusion of American and Latin American foods. He stated that the first restaurant location was in Long Branch, but the restaurant has been displaced by redevelopment. He and his brother, Stalin, are currently operating in the Monmouth Mall, but they have found that the business was successful with beach-goers, and found that many customers were from Sea Bright. They find Sea Bright to be an attractive location.

They will have three to four employees working at any given time and plan to be open Sunday through Thursday from 8:00 a.m. to 11:00 p.m., staying open later on Friday and Saturday until 3:00 a.m. They will comply with Sea Bright's ordinance regarding hours of operation.

Employee parking was discussed. There is property behind the building for employee parking. It is a small open lot. A photo was shown of the employee parking area in the rear lot.

Councilman Leckstein asked about plans for waste disposal. Mr. Larco said they will use a small dumpster or regular garbage cans and will hire a private hauler for garbage removal. Garbage will be picked up twice a week, or more often if necessary.

Board Engineer Dave Hoder had asked the applicant to provide a survey of the property so that it could be determined how far the property goes back and in regard to accommodating a dumpster, garbage pick-up, and parking. He estimates three parking spaces, three ten-foot spaces. The lot is 3,000 square feet, and the building is 2,800 square feet, leaving only 200 additional square feet.

Attorney Higgins asked the applicants to provide a survey which will show where garbage will be kept. She asked about the frequency of garbage pick-up at the Long Branch location, and Mr. Larco answered two times per week.

Ms. Higgins asked the applicant if he is keeping the business' sign the same size, and Mr. Larco answered that the sign face will be changed but the sign will be the same size as the previous sign.

Mr. Hoder stated that a condition of approval will be employee parking and a trash receptacle in the back.

Boardmember DeSio stated that employees parking in the back instead of utilizing public parking is a plus.

Mr. Cucchiaro added that the applicants take care of the food shopping and have very few deliveries, and none by large trucks.

Boardmember Cashmore stated that the restaurant will be great for Sea Bright.

**Public Questions and Comments:**

No one in the public wished to speak.

Attorney Higgins verified that the LLC was just the two brothers.

Attorney Higgins listed the conditions of approval:

The applicant will comply with all Sea Bright ordinances with regard to hours of operation. Employees will park behind the building to the extent possible. Garbage pick-up will be at least two times per week, and more frequently if necessary. A survey of the property must be provided which will show employee parking spaces and placement of the dumpster.

**Determination:**

Councilman Leckstein offered a motion to approve the application for minor site plan and variance relief. Second was offered by Boardmember Smith, and the approval was adopted upon the following roll call vote:

Ayes:	Cashmore, Cunningham, DeSio, Leckstein, Nott, Smith, Wray
Nays:	none
Absent:	DeGiulio, Duffy, Long, McGinley, Bills

**General Public Questions and Comments:**

No one in the public wished to speak.

**CLOSING MATTERS**

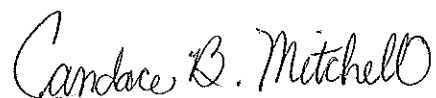
**Meeting Announcement:**

There being no other business before the Board, the Secretary made an announcement of the next meeting date, which is May 14, 2019.

**Adjournment**

The meeting was adjourned at 8:15 p.m. on a motion offered by Councilman Leckstein, seconded by Boardmember Smith, and approved upon a unanimous voice vote by the Board members.

Respectfully submitted,

A handwritten signature in cursive script that reads "Candace B. Mitchell".

Candace B. Mitchell, Board Secretary