

APPROVED MINUTES
REGULAR MEETING OF THE SEA BRIGHT UNIFIED PLANNING/ZONING BOARD
Tuesday, September 13, 2022

Call to Order and Flag Salute

Chairman Cunningham called the meeting to order at 7:30 p.m. and requested those present join in the Pledge of Allegiance.

Open Public Meetings Statement

Good evening, Ladies and Gentlemen.

This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press and Link News on January 13, 2022, filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

ADMINISTRATIVE MATTERS

Attendance Roll Call

Present: Bieber, Bills, Cashmore, Cunningham, Gorman, Lawrence, Leckstein, Schwartz, DeGiulio

Not Present: DeSio, Kelly

Also in attendance: Board Attorney Monica C. Kowalski, Esq., Board Engineer David J. Hoder, and Board Secretary Candace B. Mitchell

Approval of 8/9/22 Regular Meeting Minutes

Board member Marc A. Leckstein, Esq. offered a motion to approve the minutes, with a second offered by Board Member Councilman Erwin Bieber. The motion was carried upon a unanimous voice vote.

ITEMS OF BUSINESS

Application No. 2021-10

Resolution Compliance – Waiver Request

Mountain View Villas at Sea Bright

Block 34 Lots 3.03 and 3.04 & Block 33 Lot 20.02

Present for the discussion regarding a waiver request was Attorney Robert J. McGowan, Esq., representing Mountain View Villas at Sea Bright. Mr. McGowan explained that, while continuing to pursue the required Tidelands Grant or License, the applicant is asking for a waiver of that requirement in order to be able to file final plans with the County.

Board member Marc. A. Leckstein offered a motion to approve the request, with a second made by Chairman Cunningham, and a vote to approve on the following roll call:

Ayes: Bieber, Bills, Cashmore, Cunningham, Gorman, Lawrence, Leckstein, Schwartz, DeGiulio

Nays: none

Application No. 2022-12 (carried from 7/12/22 and 8/9/22 with no further notice)

1030 Liquor Partners, LLC (dba Tommy's Tavern and Tap)

1030 Ocean Avenue, Bl. 17, L. 4

Seeking approval to install a seasonal structure (tent) in the rear of the building

Seeking approval to modify the existing and proposed façade/sign lighting

The applicant's attorney, Mark A. Steinberg, Esq., was present for the application. He explained the application had to be carried twice due to the death of owner Thomas Bonfiglio.

Mr. Steinberg stated the applicant has decided to withdraw the request to install a seasonal structure and asks only for approval of the proposed changes to the façade/sign lighting.

The following exhibits were posted for public view on the Borough website:

- Zoning Denial No. Z2022-013 dated 2/11/22
- Zoning Denial No. Z2022-030 dated 3/30/22
- Application Packet, received 5/3/22
- Location and Topographic Survey prepared by James B. Goddard, Land Control Services and dated 9/9/14, 1 sheet
- Amended Site Plan prepared by Marc S. Leber, East Point Engineering, LLC and dated 4/22/22, 4 sheets
- Architectural Plans prepared by Urban Tectonics LLC and dated 7/24/21, revised to 3/17/22, 2 sheets
- Board Engineer's Technical Review of the Site Plan Application For an outdoor tent, prepared by David J. Hoder, and dated 5/12/2022

Exhibit entered into evidence at the meeting were as follows:

- A-1: 4 photos taken today, 9/13/22, showing existing signs/lighting

The engineer for the applicant, Marc S. Leber, was sworn in to testify and was accepted by the Board as an expert witness. Mr. Leber presented and discussed four photos to show the Board what is being proposed for the lighting of the signs. There will be no change in the size of the signs, just in the lighting for the signs.

Mr. Leber explained there now exist several Tommy's locations. The changes requested are for the purpose of standardizing the design for the Tommy's "brand." Approval is needed to change what was approved previously.

Councilman Erwin Bieber asked for confirmation that the south side of the building will have no sign. Mr. Leber confirmed there will be no sign on the south side of the building.

Councilman Bieber suggested that a dimmer switch might be a good option to include with sign lighting, in general, because he has received complaints from neighbors of another business in town because the brightness of the sign lighting on that business' façade bothers the neighbors.

Board member Jon Schwartz asked for clarification of "internal sign lighting."

Board member Stephen Cashmore agreed with a point made in favor of goose-neck lighting. Lights which point downward are preferable.

Dave Hoder clarified and asked for enumeration of the proposed changes. He and several Board members left the dais briefly to view the lights presently on Tommy's façade from a view looking out a third floor window in the kitchen adjacent to the meeting room.

There were no questions nor comments from members of the public, and the public portion of the hearing was closed.

Board member Marc. A. Leckstein offered a motion to approve the application, with a second made by Councilman Bieber, and a vote to approve on the following roll call:

Ayes: Bieber, Bills, Cashmore, Cunningham, Gorman, Lawrence, Leckstein, Schwartz, DeGiulio

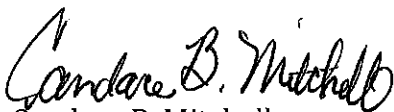
Nays: none

There being no general comments by members of the public and no other business before the Board, the Chairman made an announcement of the next meeting date, which is September 27, 2022.

Adjournment

The meeting was adjourned at 8:06 p.m. on a motion offered by Marc A. Leckstein, Esq., seconded by Stephen Cashmore, and carried upon a unanimous voice vote by the Board members.

Respectfully submitted,



Candace B. Mitchell
Board Secretary