

**BOROUGH OF HARVEY CEDARS
LAND USE BOARD**

**Regular Meeting – Minutes
April 20, 2017**

A Regular Public Meeting of the Land Use Board of the Borough of Harvey Cedars was held in the Meeting Room in the Borough Hall, 7606 Long Beach Boulevard, Harvey Cedars, New Jersey on the above date.

The meeting was called to order at 7:01 PM.

Chairman Romano made the following announcement: "This is a regular meeting of the Harvey Cedars Land use Board, notice of which was duly posted on the Bulletin Board in the Municipal Clerk's office, advertised in the Beach Haven Times and Asbury Park Press, and filed with the Municipal Clerk as required by the Open Public Meeting Act."

Member of the Board present: **Mayor Oldham, Commissioner Garofalo, Daina Dale, Chairman Romano, John Tilton, Paul Rice, and Tony Aukstikalnis**
Members of the Board absent: **Mark Simmons and Terry Kulinski**
Alternate members of the Board present: **Sandy Marti**
Alternate members of the Board absent: **Kathy Sheplin**

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Application – 2017-04 Lukowicz/CBCS Holdings, LLC, 7601 Long Beach Boulevard

Mr. James Raban, Attorney for the client, introduced himself and the application before the board. Mr. Snyder marked and entered the following exhibits: Application as A1, Variance Map prepared by the engineering firm Horn, Tyson and Yoder dated December 8, 2016 as A2, Architectural Board Documents prepared by Tagland Studios as A3 and Board Engineer's Letter dated April 13, 2016 as B1. Mr. Snyder swore in both Board Engineer, Frank Little, Professional Engineer for the client, Jim Brzozowski representing Horn, Tyson and Yoder and Richard Tagland, husband of client.

Mr. Raban explained the Site Plan and change of use from a restaurant to an architect's office. All variances existing are non-conformities which are to remain with the new change of use. Mr. Brzozowski explained the site's conditions and the only changes to the site would be the removal of the refrigeration unit, provide for off street parking which would allow for 9 foot parking stalls where 10 foot are required, and curbing along Long Beach Boulevard and 76th Street.

The following is a summary of Mr. Raban's, Mr. Tagland's, Mr. Brzozowski's and Board Members questions:

- Parking will be less due to office setting and the Tagland's eventually living above the office. Parking was suggested to be stacked in order to allow for more cars to be

parked on site. All other parking will be street parking. Issues regarding ADA parking were also addressed.

- Trash Enclosure will be under 2nd floor deck with 6-8 cans allowed by Borough.
- Curbing along the Boulevard will need Ocean County Planning Board approval. Creative landscaping along the Boulevard and 76th side of the property should allow for pedestrian traffic but discourage parking as it exists currently. Moving stop sign to allow for depressed curbing for Pedestrian traffic may help keep foot traffic off narrow part of Boulevard.
- Signage will be raised and eventually moved to Building within 5 years of approval.
- Lighting was not addressed on Site Plan.

The meeting was open to the Public.

- Linda Judd Richman - 7607 Long Beach Boulevard and 76th Street, neighbor on both sides of property in question, asked the Board to think of the neighbors when considering parking, and raise the existing sign out of line of site for cars trying to turn on to the Boulevard from East 76th Street.

Public Portion of the meeting was closed.

No motion was made due to extensive changes that needed to be made to Site Plan. **Paul Rice** made a motion to carry this application to the next meeting. Seconded by **Commissioner Garofalo**. The following Roll Call vote was recorded: **Mayor Oldham, Commissioner Garofalo, Daina Dale, Chairman Romano, John Tilton, Paul Rice, and Tony Aukstikalnis** all voted to carry the application until the May 18th meeting.

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John Tilton made a motion to approve the minutes of the March 16, 2017 meeting, seconded by **Sandy Marti**. All voted **Yes** to approve.

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Resolution 2017-03 Coulson, 5423 C Long Beach Boulevard, Block 6 Lot 39

John Tilton made a motion to approve the Resolution, seconded by **Chairman Romano, Mayor Oldham, Chairman Romano, John Tilton, Daina Dale** and **Sandy Marti** all voted **Yes** to approve.

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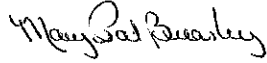
Old Business

Master Plan re-examination discussion will be carried to the May Meeting.

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At 8:33 PM a motion was made by **Tony Aukstilainis**, Seconded by **Commissioner Garofalo**, all voted in favor to adjourn the meeting.

Respectively submitted,



Mary Pat Brearely, Secretary