

**BOROUGH OF HARVEY CEDARS  
LAND USE BOARD**

**Regular Meeting – Minutes  
July 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 7:06 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: **Daina Dale, Chairman Romano, Mark Simmons, Terry Kulinski, Paul Rice** and **Tony Aukstikalnis**

Members of the Board absent: **Mayor Oldham, Commissioner Garofalo, and John Tilton**

Alternate members of the Board present: **Kathy Sheplin**

Alternate members of the Board absent: **Sandy Marti**

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**Application – 2017-06 Petrucci, 8206 Bay Terrace, Block 62, Lot 10**

James Raban, Attorney for the Applicant was called away for a family emergency, therefore, Attorney Robert Kiss presented the application before the board. Mr. Kiss introduced himself and the application.

Mr. Snyder entered the following into evidence: A1 - Application, A2 – Survey by Nelke, Constantine dated March 10, 2015 and under the seal of J. E. Pierson, A3 – Variance Plan by Nelke, Constantine dated June 13, 2017 with revisions dated June 29, 2017 and under the seal of Jeff Daum, A4 – Architectural Plans by CWB Architecture and under the seal of Craig W. Brearley, and B1- Borough Engineer’s Letter under the signature of Frank Little.

Jeff Daum was sworn in as Engineer for the Applicant and explained the additions to the residence; an exterior stair rebuilt to be larger and safer but not encroach on the setback, revisions of the Second Floor Plan, and expand the 3<sup>rd</sup> floor to add two additional Bedrooms. Mr. Daum asked for the following pictures to be entered in as evidence: A5 – view from bulkhead towards house and A6 – street view of residence. Mr. Daum stated that the extra square footage does not exceed the Floor Area Ratio or lot coverage. Mr. Daum also stated that the neighborhood was eclectic and the proposed changes would not be a detriment nor impact the neighbors and the Bulk Variance was need due to the expansion of the 3<sup>rd</sup> Floor. Mr. Daum addressed the Engineer’s Letter.

Craig Brearley was sworn in as Architect for the Applicant and explained the reasoning for the alterations and additions to the residence as code compliance issues and mobility within the residence. The First Floor would create more of a "Foyer", the Second Floor would see the Kitchen moved and updated along with a new stair case to replace a spiral stair case, the Third Floor would be expanded to accommodate two new Bedrooms, one being the Master. Mr. Brearley stated that the height of the Third Floor would stay consistent to what exists. The stair replacement on the outside would have the stairs extend towards the house and would make the stairs code compliant.

Board Questions and concerns included:

- The ceiling heights – First and Second Floor ceiling heights are lower than the Third Floor which is 7'6"
- Existing Bedrooms at the current time – 5 Bedrooms to increase to 6 Bedrooms
- Options and reasons for the removal of Spiral Stair Case – Code Compliant and create open space on Second Floor
- Purpose for additions and variances – to have safer stairways and due to FEMA requirement to raise house the 3<sup>rd</sup> Floor Addition would be able to move forward without a variance
- Is residence a rental property – Warren Petrucci, Owner and Applicant, was sworn in and stated that the residence has been rented in the past to pay for updating after Super Storm Sandy but he has been a permanent residence for 20 years
- The need for 6 Bedrooms – Mr. Petrucci stated they are just trying to utilize the best of what the property can offer

The Public Portion was open. There was no opinion from the public. The Public Portion was closed.

Further Board Discussion where as follows:

- The concern that the 3<sup>rd</sup> floor addition is a Hardship
- The Boards hard line not to have any 3<sup>rd</sup> Floors on any house in the Borough and its impact on the issue of "Light and Air"
- The need to remove the Spiral Stair
- The need to have additional bedrooms

Jill Petrucci, Owner and Applicant, was sworn in and stated that the spiral stair case is dangerous as she gets older and she just wants the house to be livable and not to be afraid to climb stairs as they exist.

Robert Kiss asked to have the application carried to the August meeting to look at options and the Board concerns. It was agreed that no additional notices will be required and the revised plans will need to be submitted by Aug 7<sup>th</sup> to give the Board Engineer time to review.

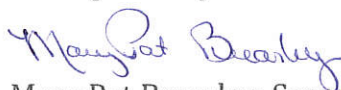
A motion was made to carry the application to the August Meeting by **Tony Aukstikalnis**, seconded by **Kathy Sheplin**. The following Roll Call vote was recorded: **Daina Dale, Chairman Romano, Mark Simmons, Paul Rice, Terry Kulinski, Tony Aukstikalnis** and **Kathy Sheplin** all said yes.

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**Mark Simmons** made a motion to approve the minutes of the June 15, 2017 meeting, seconded by **Chairman Romano**. All voted **Yes** to approve.

At 8:10 PM a motion to adjourn was made by **Mark Simmons**. Seconded by **Chairman Romano**, all voted in favor to adjourn the meeting.

Respectively submitted,



Mary Pat Brearley, Secretary