

**BOROUGH OF HARVEY CEDARS  
LAND USE BOARD**

**Regular Meeting – Minutes  
August 16, 2018**

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 Blvd., Harvey Cedars, New Jersey on the above date.

The meeting was called to order by Vice Chairman Mark Simmons at 7:00 PM. The Chairman asked all to rise for the Pledge of Allegiance.

**Vice Chairman Simmons** 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.”

Members of the Board present: **Vice Chairman Mark Simmons, Terry Kulinski, John Tilton and Paul Rice.**

Members of the Board absent: **Mayor Oldham, Commisioner Garafalo, Daina Dale, Chairman Romano and Tony Aukstikalnis**

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

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

Also present were the following: **Kevin Quinlan, Esq., Frank Little, Engineer and Anna Grimste, Zoning Officer**

~ ~ ~ ~ ~

**Application – Walters Design Build, LLC, 14 and 16 84<sup>th</sup> Street, Block 83  
Lots 9 and 10**

Rich Visotcky introduced himself as Attorney for the Applicant and explained that the original application approved by this board in January 2018 was denied by CAFRA. The current application will change the lots back to street front lots with lot dimensions of 50 ft x 100 ft for the westward lot and 75 ft x 100 ft for the eastward lot.

The following were entered into as evidence:

A1 – Minor Subdivision Site Plan was prepared by French and Parrello

A2 – Application

A3 – Two Color Photos, on one page, Top Photo of 84<sup>th</sup> Street looking toward the southwest and the Bottom Photo looking southeast.

B1 – Engineer’s Letter

Mr. Thomas Eartle, Engineer, representing French and Parrello was sworn in to

testify. Mr. Earle further explained the new ocean front lot would have an extra 25 feet needed to accommodate for the Flood Hazard and Building Lines therefore allowing for more building space. Mr. Visotcky reviewed the Engineer's letter with Mr. Earle and addressed the issue of the existing utilities which were not marked on the Site Plan. Mr. Earle confirmed that the existing utilities would be utilized with the new residences. Mr. Visotcky also confirmed with Mr. Earle that no other variances were needed with this application.

Board questions and concerns were as follows:

- The Flood Hazard Line and Building Line - Mr. Earle further explained, for clarification, the existence of the lines and what restrictions said lines effect the ocean front lot.
- It was also confirmed that at the present time that Lot 9 was vacant and Lot 10 had a house that would be knocked down.

Mr. Edward Walters, Principle of Walters Design Build was sworn in. Mr. Walters further explained the denial of CAFRA and how the feasibility of the old configured lots was not conducive to sellable home. Mr. Walters also confirmed that the air conditioning units would not be placed on front of the homes and that this subdivision would need Ocean County Planning Board Approval.

The Public portion was open:

Mr. Mark Devlin, Lot 5, 11 East 83<sup>rd</sup> Street, asked if the air conditioning units be moved away from his house.

The Public portion was closed.

**Paul Rice** made the motion to approve the application as requested, seconded by **Sandy Marti**. The following vote was recorded **Mark Simmons, John Tilton, Paul Rice, Terry Kulinski** and **Sandy Marti** voted **Yes**. Application was **approved**.

Mr. Quinlan created a Resolution base on the testimony presented for approval. The following vote was recorded **Mark Simmons, John Tilton, Paul Rice, Terry Kulinski** and **Sandy Marti** voted **Yes**. Resolution was **approved**.

~ ~ ~ ~ ~

### **Minutes – Regular Meeting – April 19, 2018**

**John Tilton** made a motion to approve the minutes of the regular meeting on April 19, 2018, seconded by **Terry Kulinski**. The following vote was recorded **John Tilton** and **Terry Kulinski** both voted **Yes** to approve.

~ ~ ~ ~ ~

Master Plan discussion will be carried.

~ ~ ~ ~ ~

At 7:28 PM a motion to adjourn was made by **Paul Rice**, seconded by **John Tilton**, all in favor.

Respectfully submitted,

Mary Pat Brearley, Secretary