

**BOROUGH OF HARVEY CEDARS  
LAND USE BOARD**

**Regular Meeting – Minutes  
July 15, 2021**

The regular meeting of the Land Use Board of the Borough of Harvey Cedars was held in the meeting room of the Borough of Harvey Cedars at 7606 Long Beach Boulevard on the above date.

The meeting was called to order by **Vice Chairman Mark Simmons** at 07:02 PM.

**Chairman Robert Romano** made the following announcement: “This is the 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. This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time.”

Members of the Board present: **Mark Simmons, John Tilton, Tony Aukstikalnis, Kathy Sheplin, and Commissioner John Imperiale**

Members of the Board absent: **Robert Romano, Daina Dale, and Mayor Jonathan Oldham**

Alternate members of the Board present: **Craig Coddington and Mindy Berman**

Alternate members of the Board absent: **None**

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**Resolution: 2021:02 – 6403 E Long Beach Boulevard – Kevin & Maureen Ward**

**Mindy Berman** made a motion to approve the Resolution, seconded by **Tony Aukstikalnis, Mark Simmons, John Tilton, Tony Aukstikalnis, Kathy Sheplin, Craig Coddington,** and **Mindy Berman** all voted **Yes** to approve the Resolution.

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**Approval of Minutes – June 17, 2021**

**Commissioner John Imperiale** made a motion to approve the minutes of the **June 17, 2021** regular meeting, seconded by **Kathy Sheplin, Mark Simmons, John Tilton, Tony Aukstikalnis, Kathy Sheplin, Commissioner John Imperiale, Craig Coddington,** and **Mindy Berman** all voted **Yes** to approve the regular meeting minutes.

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**Resolution: Master Plan Re-Examination**

Prior to the voting on the Resolution of the Master Plan Re-Examination, **Mindy Berman**

suggested that some adjustments may need to be made before finalization to include a current building trend. She explained that before becoming a board member, she discussed the current trend of builders and homeowners utilizing the max amount of coverage with **Mayor Jonathan Oldham**. **Tony Aukstikalnis** questioned why this was not mentioned during the Master Plan Committee meetings. **Mindy Berman** shared that she did not think of it while the committee was meeting but a new pool construction on Maiden Lane that pushed the envelope without variances caused concerns. She added that the new pool construction triggered an idea to possibly incentivize individuals that do not utilize their full lot. Multiple board members shared concerns of incentives and tax breaks. **Commissioner Imperiale** added that the Master Plan focused on commercial properties and did not focus on anything for residential properties.

**Tony Aukstikalnis** made a motion to approve the Resolution of the Master Plan Re-Examination, seconded by **Mindy Berman**. **Mark Simmons, John Tilton, Tony Aukstikalnis, Kathy Sheplin, Craig Coddington,** and **Mindy Berman** all voted **Yes** to approve the Resolution.

**Vice Chairman Mark Simmons** opened the meeting to board discussion.

The board discussed Kinsey Cove and boats gathering in the middle. They fear that it may turn into a “party island” like in neighboring towns.

Board discussion was closed.

Public portion was opened.

Public portion was closed.

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At 7:23PM the meeting was adjourned.

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Christine Lisiewski, Secretary