

**BOROUGH OF HARVEY CEDARS
LAND USE BOARD**

**Regular Meeting – Minutes
August 20, 2020**

A regular meeting of the Land Use Board of the Borough of Harvey Cedars was held in the meeting room in Borough Hall, 7606 Long Beach Blvd., Harvey Cedars, New Jersey on the above date.

The meeting was called to order by **Chairman Bob Romano** at 07:01 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.”

Members of the Board present: **Mark Simmons, John Tilton, Chairman Robert Romano, Terry Kulinski, Tony Aukstikalnis, Mayor Jonathan Oldham, Commissioner Imperiale**

Members of the Board absent: **Daina Dale and Kathy Sheplin**

Alternate members of the Board present: **Craig Coddington**

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

Also present were the following: **Stuart Snyder, Esq. and Frank Little, PE**

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Application – 2019:05 – 12 E. Burlington Ave. – William & Amy Sheffield

Stuart Snyder Esq., announced that application 2019:05 would be carried to the September 17th regular meeting of the Harvey Cedars Land Use Board. **Mr. Snyder** stated that the applicant would be re-publishing in the newspaper for the upcoming meeting due to issues with the previous notices. During the July regular meeting, it was announced that the applicants would need to re-publish in the newspaper but did not need to re-notice neighbors since that is an expense. **Stuart Snyder** shared with the board that there is an objector for this application who is arguing that a full re-notice should be required. The applicant was provided the copies of the objections. **Mr. Snyder** asked the board secretary to explain the objection to the applicant and recommend re-noticing neighbors after the meeting.

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Resolution – 2020:05 – 2 E. 70th Street – Walters Design-Build LLC

Stuart Snyder, Esq. reviewed the Resolution of Memorialization with the board.

Tony Aukstikalnis made a motion to approve the resolution, seconded by **Terry Kulinski**. The following vote was recorded **Terry Kulinski, Tony Aukstikalnis, and Mayor Oldham**, all

voted **Yes** to approve.

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Resolution – 2020:06 – 16 E. 84th Street – 84th Street LLC

Stuart Snyder, Esq. reviewed the Resolution of Memorialization with the board.

Commissioner Imperiale made a motion to approve the resolution, seconded by **John Tilton**. The following vote was recorded **John Tilton, Chairman Romano, Mayor Jonathan Oldham,** and **Commissioner Imperiale** all voted **Yes** to approve.

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Resolution – 2020:08 – 7 E. Mercer Avenue – James & Santina Beslity

Stuart Snyder, Esq. reviewed the Resolution of Memorialization with the board.

Commissioner Imperiale made a motion to approve the resolution, seconded by **John Tilton**. The following vote was recorded **Mark Simmons, John Tilton, Chairman Romano, Terry Kulinski, Mayor Jonathan Oldham,** and **Commissioner Imperiale** all voted **Yes** to approve.

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Resolution – 2020:07 – 18 Kinsey Lane – Pizer Living Trust

Prior to board discussion, **Frank Little** shared that there is a height issue with the proposed plans for **18 Kinsey Lane**. **Mr. Little** explained that the applicants initially thought the home was going to be built at 31ft but there was an issue where the proposed first floor would go bringing the actual proposed height to 32ft 10in. The proposed home needs to be higher to fit the mechanicals into the floor and a heating element needs to be placed on the roof. The applicants reached out to **Mr. Little** prior to the meeting to ask the board to consider an amendment to their Resolution.

Stuart Snyder Esq. explained that if the applicants would have asked for the height during the meeting, they would have been granted it. He added that the applicants were not looking to do anything except replace the home that was destroyed by the fire.

With no objectors at the previous meeting and no detriments to the surrounding neighbors, the board determined there would be no issue revising the Resolution.

Commissioner Imperiale made a motion to approve the revised resolution, seconded by **Terry Kulinski**. The following vote was recorded **Mark Simmons, John Tilton, Chairman Romano, Terry Kulinski, Mayor Jonathan Oldham,** and **Commissioner Imperiale** all voted **Yes** to approve the revised Resolution for 2020:07, 18 Kinsey Lane.

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**Frank Little** reviewed the draft Master Plan document for the Borough of Harvey Cedars with the board. He explained that the document before the board tonight is just a draft and items can be removed or added.

With an application for change of use earlier in the year, the board discussed the possibility of forming a committee that would expedite approvals for commercial change of use applications.

**Mayor Jonathan Oldham** raised the current concern of keeping storefronts occupied and open in Harvey Cedars. **Frank Little** added that the committee for commercial changes would work well for storefronts. **Commissioner Imperiale** agreed that the storefronts are a major concern for the borough. He added that he spoke to everyone in the borough over the last year and the storefronts was their primary concern. **Mayor Oldham** explained that filling an empty storefront may sound simple, but to the individuals that neighbor the business it may cause issues. **John Tilton** added that owners of the commercial properties also make unrealistic expectations for tenants. He explained that one of the empty storefronts in town is closed due to the extreme rent amount that was being requested.

Another issue the Master Plan will be covering is the issues with Long Beach Boulevard. **Mayor Jonathan Oldham** added that the county has granted a crosswalk for Essex Avenue. **Mayor Oldham** explained that a list was submitted to the county requesting various crosswalks throughout town. **Commissioner Imperiale** thinks certain crosswalks should be prioritized.

In reference to the park section of the Master Plan, **John Tilton** raised the concern of Woods Island off of the coast of Sunset Park. He explained that what is remaining of the island is dangerous. **Mayor Oldham** added that the borough is working on plans to restore and repair Woods Island.

**Frank Little** reviewed the utility plan element of the Master Plan. **Mayor Oldham** suggested adding that the borough is moving to relocate utilities underground.

With the business district being a major concern, **Frank Little** discussed the plans for sidewalks and curbs. **Mayor Oldham** requested a design plan.

**Frank Little** requested the board review and discuss anything they believe should be added to the Master Plan document.

**Mayor Oldham** suggested adding language that mentions the ordinance to fill lots and the plans to raise street.

**John Tilton** raised concerns of the possibility of a developer coming into Harvey Cedars and causing issues like nearby towns. He suggested adding language to the Master Plan that could protect the town from that. **Mayor Oldham** added that the other towns allow for hotels and multi-family dwellings. **Frank Little** explained that they could submit an application for review but the board could argue that it does not fit the characteristics of the borough. **Mayor Oldham**

mentioned possibly adding details of the Open Space Committee. **Stuart Snyder** agreed that it is important to add that the borough is working to preserve open space.

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At 8:09PM the meeting was adjourned.

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Respectfully submitted,

Christine Lisiewski, Secretary