

**BOROUGH OF HARVEY CEDARS
LAND USE BOARD**

**Regular Meeting – Minutes
October 16, 2025**

The October 16, 2025 regular meeting of the Land Use Board of the Borough of Harvey Cedars was held in the meeting room of Borough Hall 7606 Long Beach Boulevard, Harvey Cedars, New Jersey.

The meeting was called to order by **Robert Romano** at 07:00 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 times.”

Members of the Board present: **Mayor John Imperiale, Bill Montag, Robert Romano, Richard Warren, Commissioner Gieger, Mindy Berman, and Alcides Andril**

Members of the Board absent: **Mark Simmons and Kathy Sheplin**

Alternate members of the Board present: **Thomas Griffith and Russell Harle**

Alternate members of the Board absent:

Also present were the following: **Kevin Quinlan Esq. and Frank Little, P.E.**

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Minutes – Regular Meeting – July 17, 2025

Mindy Berman made a motion to approve the minutes seconded by **Mayor John Imperiale**.

The following vote was recorded: **Mayor John Imperiale, Robert Romano, Mindy Berman, Alcides Andril, Thomas Griffith, and Russell Harle** all voted YES to approve.

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Application 2025:08 Mike & Nina Melker – 7403 Long Beach Boulevard

(Mayor John Imperiale and Commissioner Joe Gieger stepped down)

The following was entered into evidence:

A1 – Application

A2 – Architectural plans prepared by J&J Design LLC dated 7/21/25 and last revised 9/12/25

A3 – Survey of property prepared by Morgan Engineering & Surveying dated 6/29/2023

B1 – Engineer review letter by Owen Little & Associates, Inc. dated 10/9/25

Mike Melker owner and applicant from 7403 Long Beach Boulevard described as a two-story residential home well below the current base flood elevation. There are two decks one on each floor and the lot is undersized in the zoning district. We have 14 feet and 6 inches from the front of the house to Long Beach Boulevard which creates very little room for off street parking. Currently we need to park on a diagonal just to fit our cars. Our plan is to raise the existing house 6 feet 10.75 inches so that we can create garage underneath. The raise of the house will be done at the current base flood elevation to grant more off-street parking. Because of the raising of the house, the current decks will not work so we are requesting to build two new decks on each floor level with stairs connecting each level. Our plan in the future is to have a lift on the outside of the house. We have not done any additions or renovations since we bought the property two years ago.

Jeffrey Stocklos from **Stocklos Design Group, LLC.** explained the house is relatively low to the ground and sits on a crawl space just a couple of feet off of the ground. The applicants are requesting to lift the house above the base flood elevation to create a garage underneath. This also gives them the ability to get more off-street parking because now they can only park diagonally with limited space between the house and the street. The decks on the back of the house have been falling apart over the years and the applicant is requesting to build two equal-sized decks with a stair case connecting them. There will be no interior renovations. The roof is a flat roof and will be approximately 26 feet 7.75 inches.

Frank Little, PE, Land Use Board, and Zoning Officer discussed the roof height allowance in the district and clarified that up to 30 feet is permitted.

Jeffrey Stocklos explained the current upper deck is 11feet by 26 feet 6.5 inches. They are proposing the new deck to be 11 feet by 35 feet 6.5 inches which is the whole width of the building with a 99 square foot increase. The deck will not have a roof and not be enclosed. The stairs are the only thing encroaching on the side requiring the side yard setback variance.

Michael Melker, the homeowner and applicant from 7403 Long Beach Boulevard was sworn in.

Jeffrey Stocklos explained there is not an interior staircase and connection to the upstairs. The upstairs tenant has to go on the deck to get down. The plan is to keep the same footprint but only adding the stairs that overhangs the rear yard.

Bob Romano explained this application is a use variance and there is no change of use.

Mindy Berman described her concern of how tight this is on the side and the rear yard. She questioned if there is a way to have the stairs go through the deck so there wouldn't be any setback issues.

Kevin Quinlan questioned the applicant if they brought a professional planner. He explained that for a use variance they typically have a planner that will testify how this will benefit to the community and special reasons. At this point we don't have any of that testimony.

Al Andril suggested to give the applicants an opportunity to come to the next Land Use meeting with a professional planner.

Bob Romano said there is no testimony of benefits and detriments to the public but understands the parking will be safer with this plan.

Public portion open.

Judith Putt from 4E. 75th Street is a contiguous neighbor in the rear yard. **Mrs. Putt** expressed her concerns for the height of the building decks and how it will affect the privacy in her master bedroom and outside shower.

Robert Rue, Esq. representing Bonnie Richmond and June Mears at 5 East Lee Ave. and 3 East Lee Ave. discussed the stairs and the setbacks. They welcome the raising the house to gain more parking but concerned about the stairs encroaching into the setback. They would prefer if the stairs could be included into the deck and would maintain the 10-foot setback in the rear yard.

Mary Ann Vermont from 7405 Long Beach Boulevard expressed how tight the lot size is and her concern of any increase in impervious surface area. She expressed that her privacy will be affected by her skylights and outdoor shower due to the decks and height of the building.

Public portion closed.

Mindy Berman expressed concerns how tight it is in the backyard. Understanding there are issues with parking but the way things stand at this time she doesn't see the benefit to the public. Her recommendation to the applicant is to bring an expert who can indicate how this would benefit the public.

Frank Litte expressed they should incorporate the rear steps into the footprint of the deck to maintain the 10-foot setback in the rear yard.

Kevin Quinlan asked the applicant if they would carry over the application to the November 20, 2025 meeting.

Mike Melker agreed to carry over the application to the next Land Use Board meeting.

Kevin Quinlan advised the applicant that the Land Use Board does grant the applicant to be carried to the next meeting. The applicant needs to provide revised plans at least at least 10 days prior to the meeting. There will be no further notice required to the newspaper and any other exhibits or plans need to be files as well.

Mindy Berman made a motion to grant the applicant to carry the application to the next Land Use Meeting on November 20, 2025 seconded by **Robert Romano**. The following vote was recorded: **Robert Romano, Bill Montag, Richard Warren, Mindy Berman, Alcides Andril, Thomas Griffith, and Russell Harle** all voted YES to approve.

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**Application – 2025:09 – 8602 Long Beach Boulevard – Gary & Doreen Perkiss**  
(Robert Romano stepped down)

A1 – Application

A2 – Final As-Built Map of Survey prepared by Gravatt Consulting Group dated 7/16/25

A3 – Architectural Plan prepared by Inhabit, Inc. dated 6/10/24

A4 - Zoning Permit #15-2025 approved 3/26/25

A5 – Six Final Inspection Photos

A6 – Property Deed dated 5/21/13

A7 – Property Deed dated 5/5/61

B1 - Board Engineer Review Letter dated 10/9/25

**Gary Perkiss, Esq.** and applicant for 8602 Long Beach Boulevard explained the back of the house faces Driftwood Lane and there are three neighbors on that street. The house was built in accordance with a plan that was submitted to Harvey Cedars and has been approved. The approved plans show the fence in question is 6 feet high. The builder built the house and fence in accordance with the approved plans and permit. In July the Certificate of Occupancy was rejected and we were told to cut off two feet of custom-built fence which consists of three sections with two sections not on the property line which are interior fences. The yard also contains a pool, deck and an outdoor kitchen. The third section of the fence is on the property line by the pool.

**Gary Perkiss** submitted color photos showing the fence and backyard.

**Kevin Quinlan** explained to Mr. Perkiss the Land use Board is only considering the variance requested and not what was approved by the borough.

**Jackie Gusic, AIA, CPHC**, from **inHabit, Inc.** was sworn in. **Ms. Gusic** explained that privacy is an issue because the property is on a corner lot and the back yard is a high use area. She described the fence as part of the deck structure and didn't consider it too high. She discussed there isn't a definition in the zoning code for a fence.

**Frank Little** explained the zoning application indicated the pool fence would be code compliant which is 4 feet high.

**Gary Perkiss** discussed the approved building plans with a 6-foot fence indicated.

**Kevin Quinlan** explained the applicant is saying it isn't a fence.

The Land Use Board determined what is recorded in the exhibits it is a fence therefore a variance is required.

**B6 - 6 color photos were submitted from the zoning office.**

**Mayor John Imperiale** explained that he is uncomfortable to grant a variance for something that is already completed. The Borough has a fence ordinance and this fence violates the ordinance.

**Gary Perkiss** explained again that the submitted the plans were approved by the Borough.

**Kevin Quinlan** explained that in order for the Land Use Board to grant this variance the applicant would have to prove a hardship.

**Jackie Gusic** explained that a fence is needed because the yard is three sided and she designed it carefully to get privacy.

**Kevin Quinlan** asked to describe what the benefit to the public is.

**Jackie Gusic** described the public wouldn't be exposed to the applicant's private yard.

**Open to the public.**

**Julie Ringel** from 5 E. 86<sup>th</sup> Street supports having a 6-foot fence around the pool for privacy issues.

**Peter Gadaleta** from 8604 Driftwood Lane is in favor of a 6-foot fence for privacy especially because of the pool.

**Public portion closed.**

**Land Use Board comments:**

**Mayor John Imperiale** explained the Borough has fence ordinances that should be followed.

**Al Andril** explained there isn't a hardship and the ordinance is clear and it needs to be a 4- foot fence.

**Mayor John Imperiale** made a motion to **deny** the application seconded by **Mindy Berman**. The following vote was recorded: **Mayor John Imperiale, Bill Montag, Richard Warren, Commissioner Gieger, Mindy Berman, Alcides Andril, Thomas Griffith, and Russell Harle** all voted YES to **deny** the application.

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**Application 2025-10 – 8604 Driftwood Lane – Peter & Jeannette Gadaleta  
(Bob Romano stepped down)**

A-1 – Application

A-2 – Variance plan prepared by CWB Architecture dated 5/13/25

A-3 – Architectural Plans prepared by CWB Architecture dated 5/13/25

A-4 – Color Photos (4)

A-5 – Tax Map Page 7

B-1 – Board Engineer Review Letter dated 10/9/25

**James Raban, Esq.** represented Peter & Jeannette Gadaleta from 8604 Driftwood Lane.

The residence is a two-story single-family dwelling on an irregular shaped lot. The applicants are requesting a two-story addition on the easterly side of the property which results in both front and side yard setback and height variances.

**Submitted A6** – proposed plan that depicts five cars parked on the property therefore a parking variance is not needed per zoning ordinance. There is a proposed elevator near the rear of the property that is conforming and no variance is needed.

**Jason Marciano PE, PP, CME, CFM** from **East Coast Engineering** was sworn in. The applicant's residence at 8604 Driftwood Lane is an elevated two-story home on pilings and the property is L-shaped. The property is also located against the municipal boundary of Long Beach Township with overlapping side and front yard setbacks. The addition the applicants are proposing is 325 square feet and deck area and gets closer to the setbacks. Front and side yard setback variances are requested. The proposed height of the roof deck is 26.79 where 26 feet is permitted and a variance is needed. The proposed height of the roof deck railings is 30 feet and a variance is needed. There will be five 10 X 18 off street parking spaces provided therefore no variance needed. This property is considered a hardship due to the L shaped lot with a municipal boundary against it with an exceptional and unique shape of the property. The addition is not a large and well under the limit of what is permitted. Light and open air is provided in this plan and it is not an overdevelopment of the property. The proposal is to utilize the existing structure making the residence more useful. The road is a dead end with little traffic and there is no detriment to the public. There is no impairment to the zoning code. The addition gets closer to the property line but due to the shape it won't be closer to the neighboring house.

**Zach Hammell**, project manager at **CWB Architecture** was sworn in. **Mr. Hammell** described the residence as a raised 2-story home. The renovation will consist of a new bedroom and bathroom on the first floor and a master bedroom and sitting area on the second floor. There will be an elevator tucked in the back. The new addition will align with what is already there matching all heights.

**Peter Gadaleta** owner of 8604 Driftwood Lane explained he has owned the house for 6 years and need an extra bedroom for family and a garage for more storage. The proposed parking spaces would be sufficient and willing to modify current landscaping in that area.

**Open to the public.**

**Closed to the public.**

**Mayor John Imperiale** made a motion to approved the application seconded by **Joseph Gieger**. The following vote was recorded: **Mayor John Imperiale, Bill Montag, Richard Warren, Commissioner Gieger, Mindy Berman, Alcides Andril, Thomas Griffith, and Russell Harle** all voted YES to approve the application.

**New Business –**

John Titton as resigned from the Land Use Board  
Alcides Andril will be a regular Land Us Board member  
Fred Beccari will be an alternate Land Use Board member

Meeting Adjourned at 9:35.

Kristen Christofora  
Land Use Board Secretary





