

**BOROUGH OF HARVEY CEDARS
LAND USE BOARD**

**Regular Meeting – Minutes
November 20, 2025**

The November 20, 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, Romano, Richard Warren, Commissioner Gieger, Mindy Berman, and Alcides Andril**

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

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

Alternate members of the Board absent:

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

Fred Bercari was sworn into the Land Use Board as an alternate member.

Minutes – Regular Meeting – October 16, 2025

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

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

Resolution 2025:09 – Gary & Doreen Perkiss – 8602 Long Beach Boulevard

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

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

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Resolution 2025:10 – 10 – Peter & Jeannette Gadaleta – 8604 Driftwood Lane

Mindy Berman made a motion to approve the resolution seconded by **Mayor John Imperiale**. The following vote was recorded: **Mayor John Imperiale, Robert Romano, Richard Warren, Commissioner Joe Gieger, Mindy Berman, Alcides Andril, Thomas Griffith, Russell Harle, and Fred Bercari** 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 due to “D” Variance)

Application is a continuation from the October 16, 2025 meeting:

A2 – Architectural Plans Revision dated 10/26/25

Nina Melker owner and applicant from 7403 Long Beach Boulevard was sworn in. The Melkers purchased the property two years ago with the hope to retire in Harvey Cedars and would like to make some improvements including lifting the house above the base flood elevation to create a garage to have more off street parking and a deck on each floor level.

Jeffrey Stocklos from **Stocklos Design Group, LLC** explained the intention of the project is to raise the existing house above the base flood elevation, create a garage level to have more off street parking, and build a new deck and stairs at each floor level. The owners would like to eventually have a lift to all floors. The rear and side yard setback encroachments were a concern with the new deck stairs previously designed. At the last Land Use Board meeting the board recommended to redesign the new deck so only one staircase will encroach in the setback. The new design keeps the southside staircase the same and the east side staircase will be removed completely and will be a switch back set of stairs. Finishes on the interior and exterior will remain the same.

Tom Stern, AICP, PP, from **Stern Associates, LLC** was sworn in. Mr. Stern described the residence as preexisting and non-conforming in the RA zone as a duplex. The proposed construction improves the building, site plan and parking. Mr. Stern described by adding a garage is a better zone plan and will get cars off of the road. There will be no impairment to the Master Plan and zoning ordinances with no negative effects to the homes near the property. The residence has a small footprint and doesn’t function as a duplex and is an efficient use of land.

Fred Bercari questioned if there would be any obstruction of view backing out onto Long Beach Boulevard.

Tom Stern explained that there would be no obstruction of view backing out onto Long Beach Boulevard.

Russell Harle questioned if the owners are willing to change it to single family residence.

Tom Stern explained there is not enough room to fit stairs into the house.

Jeffrey Stokes explained that adding switchback stairs in the house would lose a lot of square footage.

Mindy Berman suggested to take out the kitchen on the bottom floor out and use the top floor kitchen.

Becoming a single-family residence would solve all of the applicant's issues and would open up opportunities to them.

Mr. & Mrs. Melker asked the Land Use Board to carry application to the next meeting to revise their plans.

Kevin Quinlan explained withdrawing the request for D use variance for a duplex and proceeding with a single-family residence, the applicants have the opportunity to amend their plans and come back at the next meeting with no new notice. They would need to submit the new plans ten days before the next meeting.

Open to the Public.

Judie Putt from 4 E 75th Street was sworn in and questioned if the elevator was part of the plans.

Public portion closed.

Mindy Berman made a motion to allow the applicant to revise plans and continue the application at the next Land Use meeting seconded by **Bob Romano**. The following vote was recorded: **Bob Romano, Richard Warren, Mindy Berman, Al Andril, Thomas Griffith, Russell Harle, Fred Bercari** all voted **YES** to extend the application.

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Application 2025:11 - Barn Light, LLC – 7706 Long Beach Boulevard

The following was entered into evidence:

- A1** – Application
- A2** – Site Plan prepared by Horn, Tyson, & Yoder
- A3** – Architectural Plans prepared by Handline Architect
- B1** – Engineer review letter by Owen Little & Associates, Inc.

James Raban, Esq. from **Raban & Raban, LLC** described the property at 7706 Long Beach Boulevard currently developed as a mixed-use building previously used as an auto body shop on the first floor with an apartment above. The applicants are planning to renovate the existing structure to keep the first floor as a retail space as a landscape design business with associated retail and renovate the apartment above. There is a proposed staircase on the southside of the building which in this case is the rear yard due to a corner lot. There is also a proposed elevator with flat roof. The applicants are requesting 9 parking spaces which is required per zoning ordinance. There will not be a loading zone due to the proposed business. A height variance will be required of 30ft. due to a flat roof and non-conforming side yards setbacks.

James Brzozowski, PE from **Horn, Tyson & Yoder** described the site is developed as a two-story structure with an auto body shop on the ground floor and an apartment above. The applicants are proposing to convert the auto garage into a retail landscape design center and renovate the apartment on the second floor. The applicants are proposing a new staircase constructed on the southside of the building that go up to the apartment with 5.5 ft. setback where 10ft. is required. There will not be a loading zone provided because the use of this retail space does not warrant the loading zone. They are proposing 9 required parking spaces including 6 for the retail business and 1 for employee parking, and 2 spaces for the tenants in the apartment. Trash bins will be located along the south property line for commercial and residential use.

James Raban questioned **Jim Brzozowski** and discussed there is no detriment to the public but an enhancement to the property. The business is a permitted use in the zone. This plan creates safer ingress and egress to the second floor and enhancing the safety of the apartment.

Joe Gieger discussed the curbing of using Belgium block on the side streets to keep the town looking uniform and **Jamie Hand** agreed.

A6 color photo submitted.

Will Esarey from **Handline Architect** described 7706 Long Beach Boulevard as an old gas station with an apartment above. The applicant wants to keep the structure similar to the old with a new midcentury modern design. There are a proposed elevator and staircase to get up to the second-floor apartment for resident use only. The apartment has 3 bedrooms and a roof deck that is existing. The maximum height of the roof will be 30 feet which is below the requirements. The retail space will be similar style as the gas station keeping the garage doors. The retail space will have a modified handicap accessible bathroom. There will be a decorative area out back for design options for the business.

Bob Romano questioned the storage outside and **Jamie Hand** clarified it will be for display service.

Jamie Hand owner of **Barn Light, LLC** was sworn in and described the proposed business as a landscape and design center with retail home and gifts called Humble and Nature. The plan is to have the garage doors to be functional for potential loading delivery area if needed. The outside space will be fenced in with plants and planters for a landscape design experience.

Kevin Quinlan clarified the hours of operation as 8:00AM to 8:00PM.

Joe Gieger discussed the need to follow the existing lighting ordinance.

Kevin Quinlan explained there needs to be no more than 6 employees.

Public Portion Open

James Wirkowski from 5 E 78th Street has a concern with offsite parking on the side streets.

Public Portion Closed

Mayor Imperiale made a motion to approve the application seconded by **Joe Gieger**. The following vote was recorded: **Mayor Imperiale, Bob Romano, Richard Warren, Commissioner Gieger, Mindy Berman, Al Andril, Thomas Griffith, Russell Harle, Fred Bercari** all voted YES to approve.

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New Business

Discussion of the revised zoning ordinance amendments including the noise ordinance and parking and seating changes.

Mayor Imperiale clarified businesses will not lose anything if their site plan was previously approved by the Land Use Board, but if they wish to request any additions or changes to the site plan, they would need to come back with an application.

Public Comment

Kim DiDonato owner of Azzuri restaurant discussed how the new ordinances negatively affect the businesses in town in regards to parking spaces and sizes, off-street parking, and murals. The ordinances create unfair and unequal standards for all of the businesses, existing and new.

Kevin Quinlan explained new businesses need to be designed to the current standards.

Tony Marhino questioned the off-site parking regulations, the mural regulations, and parking spaces.

Ashley Pelligrino owner of Black Eyed Susan restaurant discussed concerns with employee parking and off-street parking spaces.

Bob Palestri from 4 E 73rd Street discussed that enforcement in town is lacking.

Meeting adjourned at 10:03pm.

Kristen Christofora
Land Use Secretary

