

**BOROUGH OF HARVEY CEDARS  
LAND USE BOARD**

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

The February 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 07:02 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 times.”

Members of the Board present: **Mayor John Imperiale, Mark Simmons, John Tilton, Robert Romano, Commissioner Joseph Gieger, Kathy Sheplin, and Mindy Berman**  
Members of the Board absent: **William Montag and Richard Warren**  
Alternate members of the Board present: **Thomas Griffith and Russell Harle**  
Alternate members of the Board absent: **Alcides Andril**  
Also present were the following: **Kevin Quinlan Esq. and Frank Little, P.E.**

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**Application – 2025:01 – 11 W. 75<sup>th</sup> Street - Alae Group, LLC**

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**The following was entered into evidence:**

- A1** – Application
- A2** – Architectural plans prepared by Dario Architecture & Design
- A3** – Variance plot plan prepared by Gravatt Consulting Group
- A4** – Four color photographs
- A5** – One copy of tax map
- B1** – Engineer review letter by Owen Little & Associates, Inc.

**James Raban, Esq.** with **Raban & Raban LLC** represented the applicants **Alae Group LLC**. The property is located at 11 W. 75<sup>th</sup> currently developed as a single-family dwelling. The applicant is seeking to construct additions and renovations on the existing structure. Currently the building coverage is 35.6 percent where the maximum permitted is 33 percent. The footprint is increasing by 40 sq. ft. which increases to 36.4 percent which is slightly over the existing non-conforming side yard setbacks. The proposed swimming pool in the rear yard conforms to all setback requirements. The renovations will not exceed 30ft. in height. The building coverage including all of the decks and the pool is 44.2 percent where 43 percent is the maximum permitted.

**Bruce Jacobs, PE** with **Gravatt Consulting Group** was sworn in. Currently the existing house has decks on the front and in the back. There are beams in the deck that are low and there is no access to park a vehicle in the garage. The applicants are proposing to make additions, renovations, add an interior elevator and a rooftop deck. These renovations and additions will increase the building coverage by 40 sq. to 36.4 percent. Most of the improvements are on top of the existing structure and will not exceed the 30 ft. height requirement. The lot coverage including all decks, pool, and the building are 44.2 percent where 43 percent is the maximum permitted. The front yard setback is 14.7 feet where 15 feet is permitted. The proposed swimming pool is in compliance for zoning setbacks and will propose screening and/or shrubs along the westerly property line. There will be no change to light air and open space.

**Mr. Raban** questioned **Mr. Jacobs** about the decks. **Mr. Jacobs** explained that they are in need of repair for safety measures and the two front angled decks are proposed to be squared off.

**Mr. Quinlan** questioned **Mr. Jacobs** about the support under the lower deck that impedes the use of the garage. **Mr. Jacobs** explained that the beam will change so the applicants will have full access the garage to park a vehicle. Also, the addition of elevator will improve the safety enhancement of the interior of the house.

**Mr. Little** discussed with **Mr. Raban** about the decks being completely removed and rebuilt, they should consider meeting 15 foot required front setback. **Mr. Raban** spoke with the applicant and they agreed to rebuild the front decks to 15 feet which would remove the request for the front yard setback variance and also reduce the change in lot coverage.

**Dario Pasquariello** with **Dario Architecture & Design** was sworn in. **Mr. Pasquariello** explained the decks will be removed and replaced due to their age and safety issues and will bring the new decks up to today's compliance. Currently the girder is too low and will be replaced in order to park a vehicle in the garage. There will be interior renovations and the addition of an elevator. The existing rooftop deck will be reconstructed slightly smaller, create a new staircase, and add a new access to the decks.

**Nicholas Sgobba** homeowner and managing partner of **Alae Group LLC** was sworn in. The

applicants fell in love with Harvey Cedars and want to renovate the current house and not tear it down and believes it will be an aesthetic value to the neighborhood. They are also proposing to add an interior elevator for convenience since they are planning on living in the house for longer periods of time.

Public portion open.

Public portion closed.

**Mr. Raban** clarified that the building will be 28 ft. over coverage due to the 12 ft. reduction from of the 40 ft. originally requested.

**Mayor John Imperial** made a motion to approve the application, seconded by **John Tilton**. The following vote was recorded: **Mayor John Imperial, Mark Simmons, John Tilton, Bob Romano, Commissioner Joe Gieger, Kathy Sheplin, Mindy Berman, Thomas Griffith and Russell Harle** all voted **YES** to approve the application.

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#### **Application 2025:02 – 8202 Bay Terrace – Longtails, LLC**

(Mark Simmons and Thomas Griffith stepped down due to the 200 ft. property rule)

The following was entered into evidence:

**A1** – Application

**A2** – Minor subdivision map prepared CME Associates

**Robert E. Rue, Esq.** representing **Longtails LLC** and is a member of the corporation. The property is located at 8202 Bay Terrace and is currently a single-family residence. The applicant is proposing to subdivide the oversized lot but not finalize it at this time. The purpose is to market and sell the lot with the option to subdivide it as two separate lots.

**Mr. Little** explained to **Mr. Rue** that due to a minor subdivision and after the resolution is approved, there is 195 days to file for the subdivision.

Public portion open.

Public portion closed.

**John Tilton** made a motion to approve the application, seconded by **Mayor John Imperiale**. The following vote was recorded: **Mayor John Imperial, John Tilton, Bob Romano, Commissioner Joe Gieger, Kathy Sheplin, Mindy Berman, and Russell Harle** all voted **YES**

to approve the application.

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#### **Minutes – Regular Meeting – December 19, 2024**

**Mayor John Imperiale** made a motion to accept the minutes of the December 19, 2024 regular meeting seconded by **Commissioner Joe Gieger**. The following vote was recorded: **Mark Simmons, John Tilton, Bob Romano, Mindy Berman, Thomas Griffith, and Russell Harle** all voted **YES** to approve the minutes.

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#### **Minutes – Reorganization Meeting – January 16, 2025**

**Tom Griffith** made a motion to accept the minutes of the January 16, 2025 reorganization meeting seconded by **Mark Simmons**. The following vote was recorded: **Mayor John Imperiale, Mark Simmons, John Tilton, Bob Romano, Commissioner Joe Gieger, Kathy Sheplin, Mindy Berman, Thomas Griffith and Russell Harle** all voted **YES** to approve the minutes.

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#### **Withdrawal of Application – 2024:05 – Hobbie**

**Mindy Berman** made a motion to accept the withdrawal of the application seconded by **Tom Griffith**. The following vote was recorded: **Mayor John Imperial, Mark Simmons, John Tilton, Bob Romano, Commissioner Joe Gieger, Kathy Sheplin, Mindy Berman, Thomas Griffith, and Russell Harle** all voted **YES** to approve the application withdrawal request.

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**New Business – Frank Little PE and Cecilia Morillo HC Zoning Officer** discussed Chapter 13 and Chapter 26 changes to the zoning ordinances.

Public portion open.

Public portion closed.

At 8:36pm the meeting was adjourned.

Kristen Christofora, Secretary



