

**BOROUGH OF HARVEY CEDARS  
LAND USE BOARD**

**Regular Meeting – Minutes  
June 19, 2025**

The June 19, 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, Mark Simmons, Robert Romano, Commissioner Joseph Gieger, Richard Warren, and Mindy Berman**

Members of the Board absent: **John Tilton, Bill Montag and Kathy Sheplin**

Alternate members of the Board present: **Alcides Andril, 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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**Application – 2025:06 – 5 West 83<sup>rd</sup> Street**

**The following was entered into evidence:**

**A1 – Application**

**A2 – Variance plot plan prepared by Gravatt Consulting Group dated 4/3/25**

**A3 – Architectural plans prepared by CWB Architecture dated 3/31/25**

**A4 – Four color photographs**

**A5 – One copy of tax map**

**B1 – Engineer review letter by Owen Little & Associates, Inc. dated 6/16/25**

**James Raban, Esq.** with **Raban & Raban LLC** represented the applicant Winifred Coco from 5 West 83<sup>rd</sup> Street, developed with a single-family dwelling. There are some existing non-conformities with the property. The applicant is seeking to construct an elevator addition on the rear of the home along with a new vestibule on the ground floor to access the elevator. This will exceed the lot coverage of 34.45 percent where 33 percent is permitted.

**Bruce Jacobs PE** from **Gravatt Consulting Group** explained the applicants are proposing an elevator in the rear of the property keeping the elevator within the setbacks of the property. All of the non-conformities are existing. The addition of the elevator and vestibule will be 80 square feet. This is an appropriate use in the town, neighborhood, and flood zones. The elevator creates an ability to safely enter the house and there will be no detriment to the master plan and zoning plan.

**Sara Jennings Architect** from **CWB Architecture** described the residence as a raised 2 story home. The proposed location of the elevator was chosen because it would be least disruptive to the existing layout of this house and makes sense to enter onto a deck on the first floor into a screened porch for as a more common space. The vestibule connects to the garage area as well. The homeowner can access the elevator through a bedroom on the second floor. The design on the outside of the elevator will be the same as the existing house materials. This is the best location for the elevator on the property and makes the most sense.

**Mindy Berman** questioned the location of the elevator and commented it is an unusual design to have an elevator on the porch area but appreciated not disrupting the layout of the house.

**Alred Coco**, husband of the applicant who was in attendance, explained the purpose for the elevator is for medical issues and future planning. It is impractical to install an interior elevator due to structural and electrical reasons with the existing house.

Public portion open.

Public portion closed.

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

#### **Minutes – Regular Meeting – May 15, 2025**

**Mayor John Imperial** made a motion to approve the minutes seconded by **Mindy Berman**. The following vote was recorded: **Bob Romano, Commissioner Joseph Gieger, Mindy Berman, Alcides Andril, Thomas Griffith, and Russell Harle** all voted YES to approve.

## **Resolution 2025:05 – 8103 Long Beach Boulevard, LLC**

**Kevin Quinlan** and Board members discussed, reviewed, and clarified the variances before they voted to approve the Resolution.

**Mindy Berman** made a motion to approve the Resolution seconded by **Commissioner Joseph Gieger**. The following vote was recorded: **Commissioner Joeseeph Gieger, Mindy Berman, Alcides Andril, Thomas Griffith, and Russell Harle** all voted YES to approve.

### **New Business – Fair Share Plan**

**Allison Iannaccone** from **Owen, Little and Associates, Inc.** made a presentation on the Fair Share Affordable Housing Plan. Allison explained that in 2024 the Municipal Land Use Law and Fair Housing Act were amended to address the fourth-round affordable housing obligations for the state of New Jersey. There were prior rounds as well, dating back to 1987, which Harvey Cedars didn't acknowledge. The borough has decided to acknowledge the fourth-round obligation. A resolution was passed in January acknowledging the state's calculation for the boroughs' fair share obligation. The fair share obligation resulted in 31 prospective units and zero rehab units. The 31 new units should be constructed within the borough in the next 10 years. The fourth round runs from 2025 to 2035. Because the borough didn't acknowledge the first, second, or the third rounds, there is a cumulative obligation from 1987 to 2035 of 107 affordable units. The borough is essentially built out and because of the vacant land adjustment there should be 27 affordable units from 1987 to 2035. The overlay zone located in the general business district from 77<sup>th</sup> street to 81<sup>st</sup> street and does not require additional rezoning it's just an overlay zone. In consideration to the size of the lots in Harvey Cedars, it's unlikely that you are going to see affordable units constructed based upon the overall proposed density of most buildings in town. Withing the next 12 months the Fair Housing Center will go through and evaluate all of these plans throughout the state of New Jersey. The Fair Share Housing center also recognizes the difficulty in constructing affordable housing in an area such as a barrier island. So, in 2035 if Fair Share or DCA is still doing this they will issue a new set of numbers and we are going to have to explain why we didn't construct any units but ultimately its' not really the fault of the municipality but because we have a vacant land assessment. We have a realistic development potential of zero units. It's important to clarify that this overlay zone just discusses or acknowledges density and use. There is no proposing any sort of change on bulk requirements, setbacks, height, etc.

Open to the public

Closed to the public.

## **Resolution 2025:07 – Adoption of the Fair Share Housing Plan amendment to the Harvey Cedars Master Plan**

**Mindy Berman** made a motion to adopt the Fair Share Housing Plan amendment to the Harvey Cedars Master Plan seconded by **Thomas Griffith**. The following vote was recorded: **Mayor John Imperiale, Mark Simmons, Robert Romano, Richard Warren, Commissioner Joseph Gieger, Mindy Berman, Alcides Andril, Thomas Griffith, and Russell Harle** all voted YES to approve.

**Commissioner Joe Gieger** discussed a letter received for a second CAFRA permit application regarding a subdivision of The Sisters of Charity of Saint Elizabeth at 7201 Long Beach Boulevard. The Board of Commissioners submitted their comments to the NJDEP as requested. Kevin Quinlan explained the Land Use Board is not reviewing the CAFRA application as a site plan but only for general comments at this time. If and when the application comes before the Land Use Board, they will take the intentions of the Governing Body into consideration.

**Kevin Quinlan, Land Use Board** members and **Frank Little** discussed, in general terms, subdivisions and easements. **Kevin Quinlan** explained that the Land Use Board will make a recommendation to the Governing Body to reexamine easements and parking on public streets and other issues that keep recurring in front of the Land Use Board at their yearly meeting.

Open to the public.

Closed to the public.

Meeting Adjourned at 8:14 PM.

Kristen Christofora  
Land Use Secretary





