

**BOROUGH OF HARVEY CEDARS  
LAND USE BOARD**

**Regular Meeting – Minutes  
May 18, 2017**

A Regular Public Meeting of the Land Use Board of the Borough of Harvey Cedars was held in the Meeting Room in the Borough Hall, 7606 Long Beach Boulevard, Harvey Cedars, New Jersey on the above date.

The meeting was called to order at 7:03 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."

Member of the Board present: **Mayor Oldham, Commissioner Garofalo, Daina Dale, Chairman Romano, Mark Simmons, Paul Rice, and Tony Aukstikalnis**  
Members of the Board absent: **John Tilton and Terry Kulinski**  
Alternate members of the Board present: **Sandy Marti**  
Alternate members of the Board absent: **Kathy Sheplin**

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**Application – 2017-04 Lukowicz/CBCS Holdings, LLC, 7601 Long Beach Boulevard, Block 55, Lot 1**

Mr. James Raban, Attorney for the client, introduced himself and the application before the board. Mr. Snyder marked and entered the following additional exhibits: Revised Variance Map prepared by the engineering firm Horn, Tyson and Yoder with revised date of May 10, 2017 as A4, and Board Engineer's Letter dated May 16, 2017 as B2. Mr. Snyder swore in both Board Engineer, Frank Little, Professional Engineer for the client, Jim Brzozowski representing Horn, Tyson and Yoder and Richard Tagland, husband of the Applicant.

Mr. Brzozowski explained the revisions made to the Site Plan per comments of the Land Use Board at the April 20, 2017 meeting.

The following is a summary of Mr. Raban's, and Mr. Brzozowski's comments:

- Parking was shifted to the west to add an addition one spot to the East. Loading and Handicap Parking will be in the Site Triangle but outside the triangle set by the Ocean County Planning Board. Wheel stops were also added.
- Trash Enclosure will be under 2<sup>nd</sup> floor deck with 6-8 cans allowed by Borough and cans would be moved to the street on Trash Day.

- Remove 4 foot of black top on west side of building for planting area but still allowing black top to be provided for the safety of pedestrians and cyclist. This also lessens the impervious coverage to 81%.
- Curb at radius of intersection will have depression for Handicap Ramp.
- Slope at Handicap Parking will be complying with the 2% regulation.
- Signage will be relocated and raised to 6 feet then, eventually, moved to Building within 5 years of approval.
- Exterior Lighting would be at the perimeter of the building.

The meeting was open to the Public. There were no comments from the public. Public Portion of the meeting was closed.

**Paul Rice** made a motion to approve this application with revisions. Seconded by **Commissioner Garofalo**. The following Roll Call vote was recorded: **Mayor Oldham, Commissioner Garofalo, Daina Dale, Chairman Romano, Paul Rice, Tony Aukstikalnis, and Sandy Marti** all voted yes.

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**Resolution 2016-05 Ziman/Ferguson, 9A East Bergen Avenue, Block 6, Lot 8 - Revision**

Howard Butensky, attorney for the applicant requested that the board grant a change in Resolution 2016-05 due an agreement between the neighbors to improve traffic circulation for the adjacent property owners. The points of the administrative field change are as follows:

- Mr. Chasen, 9B East Bergen Avenue, Block 6 Lot 9, grants an easement to Mr. Ziman for a triangular piece of property on the eastern side of Mr. Chasen's property that is adjacent to Mr. Ziman's property in order to ease the egress and parking of the area of Mr. Boeringer, 11 East Bergen Block 6 Lot 7.
- Mr. Ziman will retain his 12 setback along the north side of the property but will reduce the side yard to 7 feet, where 8 feet was granted in the resolution, and move his retaining wall back one foot therefore increasing the beach access path to 5 feet where 4 foot was granted in the original resolution.

The meeting was open to the Public. Mr. James Raban represented the Chasen's and stated that the Chasen's had been concerned of the location of the retaining wall at the triangle. Public Portion of the meeting was closed.

**Mark Simmons** made a motion to approve the changes to the resolutions as stated. Seconded by **Commissioner Garofalo**. The following Roll Call vote was recorded: **Mayor Oldham, Commissioner Garofalo, Daina Dale, Chairman Romano, Mark Simmons, Paul Rice, Tony Aukstikalnis and Sandy Marti** all voted yes.

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**Commissioner Garofalo** made a motion to approve the minutes of the April 20, 2017 meeting, seconded by **Sandy Marti**. All voted **Yes** to approve.

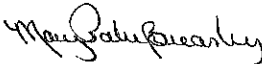
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**Old Business**

Master Plan re-examination discussion will be carried. A committee will be formed to look at possible problems over the past 10 years and form ideas for discussion.

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At 8:11 PM a motion was made by **Mark Simmons**. Seconded by **Sandy Marti**, all voted in favor to adjourn the meeting.

Respectively submitted,  
  
Mary Pat Brearely, Secretary