

**BOROUGH OF HARVEY CEDARS
LAND USE BOARD**

**Regular Meeting – Minutes
August 17, 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 7:06 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: **Daina Dale, Chairman Romano, Mark Simmons, Terry Kulinski, John Tilton,** and **Tony Aukstikalnis**

Members of the Board absent: **Mayor Oldham** and **Commissioner Garofalo** and **Paul Rice**

Alternate members of the Board present: **Kathy Sheplin**

Alternate members of the Board absent: **Sandy Marti**

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Application – 2017-06 Petrucci, 8206 Bay Terrace, Block 62, Lot 10

John Tilton signed the form to confirm that he had listened to the last meeting and was ready to proceed with the new testimony.

James Raban, Attorney for the Applicant, introduced himself.

Mr. Snyder entered the additional documents into evidence: A1 – Architectural Plans by CWB Architecture under the seal of Craig W. Brearley with a revised date of July 28, 2017, A2 – Variance Plan by Nelke, Constantine & Associates under the seal of Jeff Daum with a revised date of August 7, 2017, and B2 - Borough Engineer’s Letter under the signature of Frank Little.

Mr. Raban explained that the applicants took what the board had said at the last meeting and modified the plans accordingly. Mr. Brearely was sworn as Architect on the project and explained the changes in more detail.

- 1st Floor will have a cantilever roof over Foyer.
- 2nd Floor will have remodeled Kitchen and lose a Bedroom for a Dining Room and the spiral stair will be replaced with a regular stair for code compliancy.

- 3rd Floor will have the existing Bedroom and proposed 2 additional Bedrooms and 2 Baths. The area of the new addition would be 12' x 11'8" with 144 square feet of new roof and 210 square feet of new space. The only area that will be effective would be the rear elevation only.
- The Floor Area Ratio would decrease from 49.8% to 44.3% under the revised Plans.
- The revised plan reduced the bedroom count to 5 Bedrooms instead of 6 Bedrooms as originally proposed.

Board Questions and concerns included:

- Clarification that only 210 Square Feet were to be added on at 3rd Floor with 144 of new roof due to the use of the existing overhang.

The Public Portion was open. The applicants were the only ones in the audience. The Public Portion was closed.

Further Board Discussion where as follows:

- Clarification that one (1) Bedroom was removed from the original plan but a Bathroom added so the residence will have 5 Bedrooms and 5 Baths
- Knowing the need to replace the spiral stair, did the existing wall at the 3rd floor have to be pushed out to accommodate the new stairs? Mr. Brearley answered yes for the floor plan to work best on the 2nd floor.
- Board Members has an issue with height of the residence and expanding an existing non-conformity

Mr. Raban asked for a 5 minute break to discuss issues with his client and architect.

After resuming the meeting Mr. Raban and Mr. Brearley, after having a discussion with their clients, came back with the following suggested changes:

- Enclose 3rd Floor 2'1" x 30' overhang area, only. There would be no change to the roof line to accommodate replacement stair, an additional Bedroom and Bathroom.
- The house will be 5 Bedrooms with 4 Baths
- Deck on 3rd floor will stay open

Chairman Romano noted with appreciation the cooperation of the Applicant working with the Board.

A motion was made to approve the application with 2' expansion across the bayside of the 3rd floor plan by moving the existing wall to the end of the overhang roof to accommodate the new stair, a new Bedroom and Bath along with the other minor revisions made to the Floor Plan and Elevation and a new plan being submitted was made by **Mark Simmons**, seconded by **John Tilton**. The following Roll Call vote was recorded: **Daina Dale**,

Chairman Romano, Mark Simmons, John Tilton, Terry Kulinski, Tony Aukstikalnis and Kathy Sheplin all said yes.

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**Daina Dale** made a motion to approve the minutes of the July 20, 2017 meeting, seconded by **Terry Kulinski**. All voted **Yes** to approve.

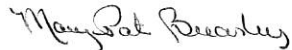
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A discussion and confirmation of all Board Members that they received and understood Ordinance 2017-15 regarding a New Boat Slip Zone which was recently passed by the Mayor and Council.

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At 8:00 PM a motion to adjourn was made by **Mark Simmons**. Seconded by **Chairman Romano**, all voted in favor to adjourn the meeting.

Respectively submitted,



Mary Pat Brearley, Secretary