

**BOROUGH OF HARVEY CEDARS
LAND USE BOARD**

**Regular Meeting – Minutes
March 15, 2018**

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 Blvd., Harvey Cedars, New Jersey on the above date.

The meeting was called to order by Chairman Bob Romano at 7:00 PM. The Chairman asked all to rise for the Pledge of Allegiance.

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.”

Members of the Board present: **Chairman Romano, Daina Dale, Terry Kulinski, Paul Rice** and **Tony Aukstikalnis**. **Mayor Oldham** arrived later and sat in audience after application was heard.

Members of the Board absent: **Commissioner Garofalo, Mark Simmons** and **John Tilton**

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

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

Also present were the following: **Stuart Snyder, Esq., Douglas Klee, P.E.** (filling in for Mr. Little who had a family emergency) and **Anna Grimste, Zoning Officer**

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Application – 2018-01 Brennan, 7 Cedars Avenue, Block 31, Lot 4

Mr. Richard Visotcky, attorney for the applicant, introduced the applicants and the history of the property and reason for the application. The following were entered into evidence:

A1 – Application dated February 22, 2018

A2 – Variance Plan under the seal of Thomas Harris, dated February 21, 2018, one Sheet

A3 – Architectural Plan under the seal of Jay Madden, dated January 29, 2018, six sheets

B1 – Engineer’s Letter dated March 7, 2018

Mr. Douglas Klee was sworn in as a representative for **Frank Little**.

Mr. Visotcky explained the width and length of the residence would extend to the existing non-conforming setbacks of the existing deck due to a major renovation of the interior. Renovations and modifications to the exterior of the home would result in the

total coverage being decrease slightly.

Mr. Thomas Harris was sworn in and gave a description of the property and the existing conditions. The following was added into evidence:

A4 – Two 5x7 pictures, one sheet, the top picture showing the front of the house;
the bottom picture showing the rear of the house

Mr. Harris explained the expansion of the house over the existing decks would create new bedrooms, baths and entryway along with removing existing steps which in turn decrease the lot coverage. Mr. Visotcky asked Mr. Harris if the additions would impair the Master Plan of the town or impact the neighborhood negatively. Mr. Harris said “NO”. Mr. Visotcky asked Mr. Harris if the overall aesthetics of the proposed project would improve the neighborhood. Mr. Harris answered “Yes”.

Mr. Jay Madden was sworn in and gave a more details of the proposed project. Some of the alterations included adding an additional 2 Bathrooms, to accommodate the growing family, to the first floor, enlarge the Kitchen and add an additional Bedroom and Bath to the second floor along with a Sitting Room and Deck off the Master Bedroom.

The Board was concerned with a “major” renovation taking place that the cost of the renovation may involve the town’s ordinance that states ‘that any renovation over 50% of the replacement cost must fill the lot to 20 inches’. **Mr. Snyder** was consulted if an additional variance would be needed. **Anna Grimste**, Zoning Officer, stated that the Ordinance is in the Flood Code which is more of a Building Department jurisdiction. **Mr. Snyder** declared that the approval of the application would be based on the approval of all other agencies and therefore would be addressed by the Building Department during permitting.

The other concern of the Board was the location of the Air Conditioning Units which Mr. Madden testified that the units would be placed in an alcove of the building not affecting the setback. A clarification of the discrepancy of the height of the building between was determined that the Engineers Plan was correct at 29.67’.

The Public Portion was OPEN. No member of the Public came forward therefore the Public Portion was closed.

Mr. Klee mentioned that when the remodel was complete 4 parking spaces would be required which would be met with the two Car Garage and two spaces in front of the Garage.

Paul Rice made a motion accept the application as proposed and the compliance of the Building Department approval. Seconded by **Kathy Sheplin**. The following roll call vote was recorded: **Paul Rice, Chairman Romano, Terry Kulinski, Tony Aukstikalnis, Daina Dale** and **Kathy Sheplin** all voted YES. Motion was approved.

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Minutes – Regular Meeting – February 15, 2018

Tony Aukstikalnis made a motion to approve the minutes of the regular meeting on February 15, 2018. Seconded by **Chairman Romano**. The following vote was recorded **Chairman Romano, Terry Kulinski, and Tony Aukstikalnis** all voted **Yes** to approve.

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Resolution – 2017-02 Siemon Favatta, 72 West 80th Street, Block 58, Lot 23

Tony Aukstikalnis made a motion accept the Resolution. Seconded by **Chairman Romano**. The following roll call vote was recorded: **Chairman Romano Terry Kulinski, and Tony Aukstikalnis** voted **YES**. The Resolution was approved.

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Master Plan discussion will be carried.

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At 7:48 PM a motion to adjourn was made by **Paul Rice**, seconded by **Daina Dale**, all in favor.

Respectfully submitted,

Mary Pat Brearley, Secretary