

**BOROUGH OF HARVEY CEDARS  
LAND USE BOARD**

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

The March 20, 2025 regular meeting of the Land Use Board of the Borough of Harvey Cedars was held at the High Point Volunteer Fire Company 10W. 80<sup>th</sup> Street, Harvey Cedars, New Jersey.

The meeting was called to order by **Robert Romano** at 07:08 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, John Tilton, William Montag, Robert Romano, Commissioner Joseph Gieger, Kathy Sheplin, and Mindy Berman**

Members of the Board absent: **Mark Simmons and Richard Warren**

Alternate members of the Board present: **Alcides Andril and Thomas Griffith**

Alternate members of the Board absent: **Russell Harle**

Also present were the following: **Kevin Quinlan Esq. and Frank Little, P.E.**

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

**Mayor John Imperiale** made a motion to accept the resolution 2025:01 – Alae Group, LLC seconded by **John Tilton**. The following vote was recorded: **Mayor John Imperiale, John Tilton, Bob Romano, Commissioner Joe Gieger, Kathy Sheplin, Mindy Berman, and Thomas Griffith** all voted **YES** to approve the resolution.

**Resolution – 2025:02 – 8202 Bay Terrace – Longtails, LLC**

**Mayor John Imperiale** made a motion to accept the resolution 2025:02 – Longtails, LLC seconded by **Mindy Berman**. The following vote was recorded: **Mayor John Imperiale, John Tilton, Bob Romano, Commissioner Joe Gieger, Kathy Sheplin, and Mindy Berman** all voted **YES** to approve the resolution.

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## **Application 2025:03 – 8103 Long Beach Boulevard, LLC**

(Kevin Quinlan explained that none of the commissioners are owners of 8103 Long Beach Boulevard)

### **The following was entered into evidence:**

**A1** – Application

**A2** – Architectural Plans prepared by Jay Madden Architect

**A3** – Site Plan prepared by Horn, Tyson & Yoder

**A4** – Boundary and topography survey

**A5** – Tax map

**B1** – Engineer review letter by Frank Little, PE

**Richard Visotcky, Esq.** from **Richard Visotcky, Kelly & Visotcky, LLC**. represented the applicants from 8103 Long Beach Boulevard, LLC. **Mr. Visotcky** explained the property is the former site of HCH Realty office for the past 69 years in Harvey Cedars. The applicants are seeking to redevelop the existing building into a restaurant called Harvey Cedars House. The plan is to create a 132-seat restaurant on the first floor of the existing building with an apartment on second floor strictly used for staff members. The applicants are seeking a “D” variance (use variance) for the purpose of the mixed use proposed in the Limited Commercial District.

**A6** - color rendering was entered into evidence

**James Brzozowski, PE** from **Horn, Tyson, and Yoder, Inc.** was sworn in. **Mr. Brzozowski** described the existing structure as a two-story building which was previously utilized as a real estate office and has existing non-conformities including: the front yard set-back off Long Beach Boulevard has a large roof overhang on the building, a decorative wall, the frontage on the 82<sup>nd</sup> Street roof overhang, deck on the 2<sup>nd</sup> floor, the east side of the building roof overhang, the main portion of the building set-backs, existing impervious coverage, and the existing parking set-backs, and no existing loading zone on the property.

The proposed plans are to create a 132-seat restaurant with up to 33 of those 132 seats to be located in a patio area on the west side of the building. The 2<sup>nd</sup> floor will be converted to an apartment to house employees. The parking area will be reconfigured to provide a one-way driveway entering the site from Long Beach Boulevard and exiting the site onto 81<sup>st</sup> street. The parking lot will accommodate 22 parking spaces including one van accessible handicap parking space in the northwest corner of the lot. There will be a 10 X 14 feet (140 sq. ft.) trash enclosure in the southeast corner of the parking lot and a 19 X 23 feet (437 sq. ft.) loading area in the northeast corner of the parking lot and install 2 bike racks on the Long Beach frontage. Improvements to the building will be a new staircase on the northly side of building to access the apartment and the roof deck area. The new stairs will be setback 13.1 feet where 15 foot is required. A new deck area will be constructed in the southeast corner of the building at the 2<sup>nd</sup>

floor level with stairs going up to it and new the deck area will comply with the setbacks. On the west side, they are proposing a patio area for dining up to 33 seats and a knee wall will be construct to delineate the seating area and proved some safety protection. The knee wall will be setback 12.4 feet from Long Beach Boulevard where 15 feet is required and will be underneath the roof overhang. Under the current ordinance, 45 parking spaces are required; 33 spaces will be utilized for the restaurant, 10 spaces for the employees, and 2 spaces for the apartment. There will be 22 conforming parking spaces within the parking area and are seeking a variance from 45 to 22 parking spaces. There are additional 7 existing parking spaces provided on 82<sup>nd</sup> Street. All 7 spaces have been historically used as parking spaces and are not included in the 22 spaces in the southern parking lot. Of the 7 spaces, 2 will be designated for the apartment, 2 for employees, 1 reserved for take-out, and 2 additional spaces for restaurant.

The parking spaces along the easterly property line are 6.8 feet from the property the line where the required setback is 10 feet from the residential zone. There is an existing fence along that lot line and evergreen buffer. The applicants will replace the fence in the existing location which encroaches 5 feet onto their property line after discussing with the neighbor. They will be seeking a variance for the configuration of the proposed loading zone.

**Jay Madden** from **Jay Madden Architecture** was sworn in. **Mr. Madden** explained the original architecture of the building and how the applicants are proposing to reconfigure the space within the existing building. The only new addition would be a freestanding bathroom in the southeast corner to give additional access to a bathroom outside. The space is roughly 4,870 sq. feet with the major changes being the parking spaces out front and becoming an outdoor seating area covered with the existing overhang. In the back of the restaurant will be a small pastry kitchen and take out counter. The restaurant will be 132 seats inside with some of those seats outside on the patio area. A roof top garden on the existing deck and an additional roof top deck on top of apartment which will have a spiral staircase, not open to the public and protected by a gate. The apartment upstairs is being reimagined for functional use and will become a 3-bedroom apartment with 5 bathrooms. There will be a modified existing porch with a gate to keep private and not open to the public.

**Kevin Quinlan** asked **Mr. Madden** to explain the purpose and height of the garden. **Mr. Madden** explained it will be a low herb garden to be used in the restaurant and will not exceed the height of the wall behind the garden.

**John Tilton** questioned where the exhaust will be located. **Mr. Madden** explained it will be located up through the roof on the upper deck keeping it in the middle away from the east property line. **Mr. Tilton** asked about the front patio and if there any intentions to be enclosed. **Mr. Madden** explained that it will have bollards and will be under the existing roof overhang.

**Tom Griffith** questioned the pastry kitchen and the take-out counter. **Mr. Madden** explained the customers will come in the side door on 82<sup>nd</sup> Street right up to the counter for take-out.

**Anthony Marinho** designer and consultant director of **Beach & Bourbon Hospitality** described the layout and concept as a family friendly restaurant with a retro mid-century design. There will be an area for take-out only, not a separate retail operation. The owners want this restaurant to be a community restaurant in Harvey Cedars. The proposed hours of operation will be 8:00 am – 9:00 pm with approximately 20 staff members, about 10 staff members per shift depending on the season and 12 being the maximum. Bike racks will be in front of the building and are considering a customer incentive program to encourage residents to ride bikes and walk instead of driving the restaurant. At this time, they are not looking to get approvals on Harvey's Yard and use of the upstairs as a dining space until they have a secured off-site parking. Future goals would be to enclose the patio area with vinyl panels.

**Kevin Quinlan** and **Frank Little** discussed the outdoor seating and the outdoor dining ordinance.

**Frank Little** questioned the garden on the roof and its purpose. **Mr. Marinho** clarified that the vegetables will not be sold at the restaurant and will not be a retail operation. He explained that the roof deck will not be open to the public at this time until they can secure off site parking.

**Mindy Berman** asked about the spiral staircase and the roof top deck. **Mr. Marinho** explained that the public would not have access to the rooftop deck, it will be gated. It will be accessible in the future for private events but not until they can secure off-site parking.

**Tony Marinho** explained the apartment is needed for the staff as year- round housing. There will be approximately 6-8 staff members in the apartment in total.

**Kevin Quinlan** spoke about the problems he anticipates in drafting a resolution for future plans.

**Bob Romano** commented on the 2 parking spaces designated for the apartment with the amount of people living in them.

8:30 pm - 10-minute recess

8:40 pm - meeting resumed

**Rich Visotcky** explained that the applicants would be eliminating any proposed outdoor seating spaces and will provide an amended plan. They are requesting not to take a vote at this time but would like to hear the public's comments.

**Kevin Quinlan** explained that the applicants are asking to carry the application to the next meeting so they have an opportunity to provide a revised plan and address some concerns. He also explained that any revised plans need to be filed with the municipal clerk and made available at the municipal office not later than 10 days prior to the next meeting on April 17, 2025. There will be no new notice.

**Rich Visotcky** confirmed that the application will be carried to the next meeting.

**Thomas Griffith** made a motion to carry the application to the next Land Use Board meeting on April, 17, 2025, seconded by **Mindy Berman**. The following vote was recorded: **John Tilton, Bill Montag, Bob Romano, Kathy Sheplin, Mindy Berman, Alcides Andril, and Thomas Griffith** all voted YES to approve.

Public portion opened.

**Alan Zorn** from 1 E. 82<sup>nd</sup> Street submitted a letter to the Land Use Board regarding his analysis of how many seats are allowable by existing code and parking areas. He also emphasized the reasonable expectation of peace and quiet, the decline in property values, and safety concerns.

**O1** – submitted letter in evidence and was read by **Kevin Quinlan**

**O2** - ariel site of O1

**Alfred “Randy” Zarroli** from 4 E. 81<sup>st</sup> Street has concerns for the community and the traffic in the Limited Commercial District. The new sidewalks created less parking and this operation is proposing more parking. His concern is also the noise in the proposed apartment on the 2<sup>nd</sup> floor and how will it be policed.

**Julie Ringel** from 5 E. 86<sup>th</sup> Street is happy about the proposed restaurant because it will be a great place to gather as a community as opposed to having big houses built.

**Gerard Hanson** from 6 E. 82<sup>nd</sup> Street submitted a letter the Land Use Board regarding his concerns that the applicants are asking for too many variances for too little space in the Limited Commercial District. He is also concerned about the decline of property values and public safety.

**O3** - submitted letter in evidence and was read by **Kevin Quinlan**

**Alfred Zarroli** from 4 E. 81<sup>th</sup> Street has concerns for the safety of pedestrians and the exit from the restaurant on 81<sup>st</sup> Street.

**Saul Ellman** from 9E. 82<sup>nd</sup> Street discussed concerns about traffic safety, parking spaces, and water usage.

**Brendan Floyd** from 6312 Long Beach Boulevard appreciates the keeping of the architecture and integrity of the original building and having a place to walk and bike to adding to the increase of property values.

**Kristin Haines** from 13 W. 80<sup>th</sup> Street has concerns about the water retention, traffic, roof top garden, and the many variances needed. Parking in front of private residences detracts from and the ability to enjoy our own properties.

**Nicole Skowronek** from 4 E. 81<sup>st</sup> Street voiced her concern about the environment in regards to fishkills in the cove and rainwater runoff from the proposed dumpsters, traffic, and emergency service concerns.

**Mike Giacopelli** from 12 E. 86<sup>th</sup> Street and owner of 8103 Long Beach Boulevard invested in Harvey Cedars to make it better, not to make it harder and unsafe. The restaurant will add to the charming downtown area and allow for another dining option where the community could walk and bike safely. He understands the concerns of the direct residents.

**Joanne Hanson** from 6 E. 87<sup>th</sup> Street has concerns of the over-use of the property including the apartment consisting of 3 bedrooms and 5 bathrooms, the free standing bathroom, roof top garden, and Harvey's Yard, and parking.

Public portion closed.

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**Kathy Sheplin** made a motion to accept the minutes from the February 20, 2025 meeting seconded by **Mindy Berman**. The following vote was recorded: **Mayor John Imperial, John Tilton, Bob Romano, Commissioner Joe Gieger, Kathy Sheplin, Mindy Berman, and Thomas Griffith** all voted **YES** to approve.

No new business.

Meeting adjourned at 9:58pm

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Kristen Christofora  
Land Use Secretary







