



CORRESPONDENCE:

Handouts:

List of Board Engineer vouchers dated September 15, 2016.

List of Board Engineer vouchers dated October 20, 2016.

3. Revised site plan application to convert 13 transient boat slips into permanent boat slips, submitted by JEL Property Management, LLC for the location known as Block 806, Lot 401.01, Lighthouse Pointe Marina.

Mr. Teitler explained the applicant is represented by Mr. Batastini who had advised him he was going to withdraw the application. He explained a letter was not received withdrawing the application. He explained the application should be denied without prejudice.

Mr. McDuell made a motion to deny the application without prejudice. The motion was seconded by Mr. Vassar. Motion carried.

Mr. Teitler read the agenda for the benefit of the public.

4. Extension of minor subdivision approval, submitted by Benjamin Burnley for the location known as Block 501, Lot 26.01, 764 Seashore Road.

Mr. Christopher Gillin-Schwartz, Esq., represented the applicant.

Mr. Gillin-Schwartz explained to the Board the subdivision was previously approved by the Board. He explained they were having difficulty getting the deed description. He explained they resolved that and had the County sign off on the plan. The plan then went to the Board Engineer who has items that need to be addressed. He explained they need additional time to make these revisions.

There was a discussion about the amount of time needed. It was determined the resolution was approved in February 2016 and the subdivision expired August 2016. The extension would be one year and would expire August 27, 2017.

Mr. Senico made a motion to approve a one year extension to expire August 27, 2017. The motion was seconded by Mr. Vassar. Motion carried.

5. Minor site plan & waiver applications to construct a 40 x 80 accessory storage building in an overflow parking area that is currently unimproved, submitted by 8100 Bayview, LLC for the location known as Block 820, Lot 2.05, 8100 Bayview Drive.

Mr. Ron Gelzunas, Esq., represented the applicant.

Marked into evidence were proposed renderings and plans for the storage building.

Mr. Teitler explained there are five Board members present tonight. He explained one of the Board members, Mr. McDuell, built a house for the applicant a year and a half ago. There was a discussion about conflict. Mr. McDuell explained he believes he can act fairly on this application. Mr. Gelzunas explained he doesn't believe there are any contracts currently between his client and Mr. McDuell. The applicant did not have any objections with Mr. McDuell acting on this application.

Mr. Mark Platzer, applicant and Mr. Vincent Orlando, PE, were sworn.

Mr. Gelzunas explained his client has taken the restaurant back from the previous operator. He explained that his client spoke with the neighbor's and has addressed their concerns.

Mr. Orlando described the site with the Board. He explained the applicant is proposing a 40 x 80 metal storage building. He explained they do not have a problem with providing landscaping along the building nearest to the residential use next door. He explained what is proposed requires no variances. He explained Wildwood Crest owns the lot directly in front of this property. He explained there is adequate vegetation in this section. He explained the storage building meets the front and side yard setbacks. He explained what is proposed does not obstruct the adjacent residential use view. Mr. Galestok asked if the property owners across the street from Denver to Toledo would lose their view? Mr. Orlando explained that landscaping on the Wildwood Crest lot would block their view, not this storage building.

The Board asked with the location of the door, how much space would there be between the door and the parking? Mr. Orlando explained they would only be accessing the building during non hours.

The Board asked what time the restaurant opened? Mr. Platzer explained the restaurant opened at 4:00 P.M. There was a discussion there would be a concrete apron in front of the door. Mr. Orlando explained they would revise the plan to show this.

Mr. Carr summarized Engineer's comments dated October 12, 2016.

Mr. Carr read Bureau of Fire Safety comments dated October 14, 2016.

Mr. Orlando explained they have 231 seats and have the required number of parking spaces. He explained this application doesn't change the number of seats in the restaurant. He

explained they could plant a single row of trees around the building and move the building five foot to allow for fire truck turn radius. Mr. Teitler explained applications are always conditioned upon other approvals. He explained if the application is approved, it would be conditioned upon Bureau of Fire Safety approval. Mr. Orlando explained they were fine with that and if the Fire Bureau wants it moved, they'll move it.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Mr. Senico made a motion to conditionally approve this application. The motion was seconded by Mr. Vassar.

VOTE:	Mr. Young	YES	Mr. McDuell	YES
	Mr. Senico	YES	Mr. Vassar	YES
	Chairman Crompton	YES		

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

- 6. Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for lot frontage & width, submitted by Christopher Lizzi for the location known as Block 148, Lots 1.01, 1.03, 2-4, 119 Millman Lane.

Mr. Ron Gelzunas, Esq., represented the applicant.

Mr. Christopher Lizzi, applicant, and Mr. Vincent Orlando were sworn.

Mr. Gelzunas explained the property is along the bay. He explained his client is seeking a two-lot subdivision. He explained the lot area requirement is met, but is deficient in frontage and width. He explained setbacks would be met.

Mr. Gelzunas explained there is already approval for a duplex on this lot. He explained if this application is approved, there would still only be two units.

Submitted into evidence was a neighborhood map. Also, submitted was a composite of two scenario's. One with a duplex and the other with two single family dwellings.

Mr. Orlando explained the neighborhood map with the Board. He explained the properties highlighted in yellow are existing non-conforming. He explained the proposed subdivision has more lot area than most in the area. He explained 15 of the 16 lots are non-conforming.

Mr. Orlando explained there is a CAFRA requirement of 15' from the bulkhead.

Mr. Orlando explained the two single family dwellings would conform to setbacks and height. He explained what is proposed would maintain light, air and open space. He explained it would be better maintained with two single family dwellings as opposed to one duplex.

Mr. Orlando explained what is proposed promotes the general welfare of the community, provides adequate light, air and open space, is a desirable visual environment, and lessens the cost of development and more efficient for the land. He explained there would be no deterrent to the zone plan or zoning ordinance.

Mr. Orlando explained the duplex has dune review approval and CAFRA approval as well. He explained they know they have to come back before the Board for dune reviews for two single family dwellings.

Mr. Carr summarized Engineer comment's dated October 13, 2016.

This portion of the hearing was opened to the public.

Mr. Bill Greenfield was sworn.

Mr. Greenfield explained he has no problem with the application. He asked where the parking would be for the corner lot? Mr. Orlando explained there is no parking on this portion of New Jersey Avenue. He explained access would be from Millman Lane. There was a discussion that New Jersey Avenue is a beach access.

Mr. Greenfield explained he has concerns that if approved, the applicant could then apply for two duplexes.

This portion of the hearing was closed to the public.

Mr. Galestok read Bureau of Fire Safety comments dated October 14, 2016.

Mr. Teitler explained to the Board to state their reasons when they vote.

Mr. McDuell made a motion to conditionally approve this application. The motion was seconded by Mr. Senico.

VOTE:	Mr. Young	YES	Mr. McDuell	YES
	Mr. Senico	YES	Mr. Vassar	YES
	Chairman Crompton	YES		

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to

review and approve at the next scheduled meeting.

2. Discussion of permitted exclusions 400-62 - for ground mounted solar on commercial properties that meet all the Ordinance requirements such as setbacks, location, etc. Additionally, add solar panels as a permitted accessory use in all Zoning Districts.

Mr. Galestok read section 7.A from the Master Plan. He explained he thinks it should be added in all districts that solar panels are a permitted use. He explained if it meets the setbacks and requirements for the zone, it should not have to come before the Board. He explained it should be included in the permitted exclusions section and in the definitions.

Mr. Galestok explained if the Board is ok with this, a voice vote is needed. He explained he would do a Draft Ordinance and bring it back to the Board. If the Board is ok with that, then it would be forwarded to Township Council.

The Board was in favor of Mr. Galestok drawing up a draft Ordinance.

Mr. Senico made a motion to approve Board Engineer vouchers. The motion was seconded by Mr. McDuell. Motion carried.

Mr. Senico made a motion to adjourn at 8:20 P.M. The motion was seconded by Mr. Vassar. Motion carried.

Respectfully submitted,

Lisa A. Schubert,  
Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

THESE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION BY THE PUBLIC BODY AT ITS NEXT MEETING. THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.