

BOROUGH OF SURF CITY LAND USE BOARD
813 LONG BEACH BOULEVARD
July 27, 2016
7:00pm
MEETING MINUTES

Meeting called to order, followed by a salute to the flag.

Roll Call: Present: Peter Hartney, Sandra Klose, Maurice Logue, John McMenamin, Jaime Pitner, James Russell, and Emil TumSuden. Absent: Alan Mannherz, Fred Peters, Barbara Sedlacek & David Wright.

Open Public Meeting Statement was read by Chairman Hartney as follows: in compliance with the "Open Public Meetings Act" of the State of New Jersey adequate notice of this meeting of the Surf City Land Use Board was provided in the following manner:

- In the February 4, 2016 edition of the Beach Haven Times.
- On July 21, 2016 written notice of this meeting was posted in the Borough Hall of Surf City, 813 Long Beach Blvd.

Let the record show Barbara Sedlacek was present at 7:06pm.

Approval of the minutes of the meeting held on May 25, 2016. A motion made by Mrs. Klose, seconded by Mr. Russell, the minutes were approved as presented.

Roll Call Vote: Ayes: Chairman Hartney, Mrs. Klose, Mr. McMenamin, Mr. Russell, Mrs. Sedlacek, & Mr. TumSuden. Abstain: Mr. Logue & Mr. Pitner. Absent: Mr. Mannherz, Mr. Peters & Mr. Wright.

There were no correspondences.

New Business: Docket 16-03 regarding the property at 255 N 14th Street aka Block 77 Lot 1.

Counselor Snyder explained that his clients Daniel & Donna Bonanni would be seeking variances to accommodate a set of flare stairs in the front, a rear means of access with a set of stairs and an outdoor shower. The above requests will not impede the site triangle but will require set back and lot coverage relief of .02% of a pre-existing non-conforming lot. When the home was raised ten feet the applicant had kept the existing foot print of the home.

Chairman Hartney had questioned if the set of flare stairs and the back would be consistent with the neighborhood scheme.

Counselor Quinlan inquired if the setback would be the same if the stairs were flared or straight.

Counselor Quinlan:

- The lot is pre-existing and non-conforming since it is 3,000 square feet and 5,000 feet are required with no available property to acquire.
- The front yard setback proposal is 1 foot where 10 feet are required.
- The rear yard setback of .06 feet requested where 5 is required.
- The lot coverage requested is 36.1% where 35.9% exists
- The air conditioning units are located within 5 feet of the property line where 5 feet is required.
- The stairs will exceed the 60 square foot limit for uncovered architectural elements.

Daniel Bonanni was sworn in to testify establishing that he and his family had acquired the home in 2001. Counselor Snyder confirmed with Mr. Bonanni that the testimony he had given was accurate. Chairman Hartney had asked if the stairs, shower or crawlspace would provide any livable area and confirmed that only one point of ingress/egress exists.

Counselor Quinlan confirmed that Mr. Bonanni was able to speak on behalf of his wife and to bind her to whatever decisions/representations are made. He also confirmed with Mr. Bonanni that the relief being requested was consistent with the Master Plans of Surf City.

Chairman Hartney entertained a motion to open the floor to public comment. A motion made by Mr. Russell, seconded by Mrs. Klose with a vote in the affirmative to open the floor to the public.

With no public being present to comment a motion was made by Mr. TumSuden, seconded by Mr. Russell with a vote in the affirmative to close the floor to public comment.

Counselor Quinlan reviewed the application. Mr. Russell made a motion to approve the application, seconded by Mrs. Klose.

Roll Call Vote:

Chairman Hartney: Yes, I find that the positives outweigh the negatives in this application. The pre-existing non-conformity in the property reflects that safety is necessary. It is conforming to the neighborhood scheme. There is no livable area according to the testimony of the applicant and no public available to make comment objecting to the application. Therefore, I say yes to the application as discussed.

Mrs. Klose: I vote yes, because I really do think you need a back of the house means of access for safety. I think the flared steps are going to be aesthetically pleasing.

Mr. McMenamain: I am going to vote yes for the same reasons stated by the Chairman.

Mr. Russell: I am going to vote yes, especially for double means of access.

Mrs. Sedlacek: I vote yes for the same reasons. This is definitely an improvement, not a detriment.

Mr. TumSuden: I vote yes for the life safety feature. I have been a fireman all my life and the curved stairs that are in the front now make it very difficult, if not sometimes impossible. A second egress on the house is most important.

Mr. Logue: The benefits far outweigh any detriments, I vote yes.

Mr. Pitner: I agree with the Chairman. And as someone who has EMS experience for many years it is important to access someone safely with a stretcher, so I vote yes.

Counselor Quinlan announced that the application has been approved and he was prepared with resolutions to reflect both approval and denial. There is no agenda for the month of August 2016 and waiting for the September 2016 meeting will conflict with the time obligations the Board has to all applicants. Counselor Quinlan will read the resolution in to record.

Chairman Hartney entertained a motion to memorialize the resolution for approval. A motion made by Mrs. Klose, seconded Mrs. Sedlacek with a vote in the affirmative to approve Resolution 2016-10.

Roll Call Vote:

Roll Call Vote: Ayes: Chairman Hartney, Mrs. Klose, Mr. McMEnamin, Mr. Russell, Mrs. Sedlacek, & Mr. TumSuden. Abstain: None. Absent: Mr. Mannherz, Mr. Peters & Mr. Wright.

Approval of bills: Owen, Little & Associates invoice 8773 for Sand & Surf Properties in the amount of \$70.00, Invoice 8774 for Daniel & Donna Bonanni in the amount of \$282.50, Kevin Quinlan, Esq for Daniel & Donna Bonanni in the amount of \$491.26. A motion made by Mrs. Klose, seconded by Mr. Russell with a vote in the affirmative.

Roll Call Vote: Ayes: Chairman Hartney, Mrs. Klose, Mr. McMEnamin, Mr. Russell, Mrs. Sedlacek, & Mr. TumSuden. Abstain: None. Absent: Mr. Mannherz, Mr. Peters & Mr. Wright.

Adjourn meeting: a motion made by Mrs. Klose, seconded by Mrs. Sedlacek with a vote in the affirmative to adjourn the meeting.

Respectfully Submitted,

Christine M. Hannemann
Land Use Board Clerk