

**BOROUGH OF SURF CITY LAND USE BOARD**  
**813 LONG BEACH BOULEVARD**  
**December 06, 2016**  
**7:00pm**  
**MEETING MINUTES**

The meeting was called to order, followed by a salute to the flag.

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

Also present: Board Engineer Frank Little and Board Attorney Kevin Quinlan.

The 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 November 17, 2016 edition of the Beach Haven Times.
- On November 22, 2016 written notice of this meeting was posted in the Borough Hall of Surf City, 813 Long Beach Blvd.

A correspondence was received from the Land Use Board of Ship Bottom providing notice of a special public meeting.

New Business: review and issue findings on the schematic plans submitted for the Long Beach Island Consolidated School District for additions and renovations at the Ethel A. Jacobsen School.

Joseph DiCara, of the firm DiCara Rubino Architects, made the presentation on behalf of the school board. Attorney for the school board Dennis McKeever was also present.

The proposed addition to the facility is approximately twenty seven thousand square feet placed south of the existing building with an internal courtyard. Features include:

- An increase in the length of the school bus queuing area provided with an area for bus storage.
- 54 parking places in the front with 9 new spaces in the rear.
- A new science lab.
- A new gymnasium.
- 6 new classrooms.
- An art classroom with a kiln.
- Storage, lobbies and offices.

The following comments and recommendations will be submitted to the State of New Jersey Board of Education:

- A left turn only sign at the South 2<sup>nd</sup> Street egress.
- Reconfigure the median to align with the access point on Barnegat Avenue.
- Remove the bollards north of the bus parking area to allow easier access by emergency apparatus.
- A pollution control for bus storage area.
- Marked fire lanes.
- Signage to indicate flow of traffic.
- Identify municipal boundary line correctly.
- To identify the infrastructure, storm sewer and utilities that will need to be relocated and if improvements will be necessary.
- Create strategy for storm water runoff management. Identify if the storm system in place is sized appropriately for the addition.
- Consider designating the building as an emergency shelter with an installed generator.
- Provide plans for lighting, construction access, and student security.

Other comments and questions had been raised including: type of heat, building over a drain way/easement, the schedule for construction, security analysis and FEMA requirements.

Mr. DiCara had stated that the proposed cost is \$15, 172, 635.00.

A motion to open the meeting to public comment was made by Mr. McMenamain, seconded by Mr. Wright with a vote in the affirmative.

Stacey Fuessinger of 213 W 13<sup>th</sup> Street of Ship Bottom had questions regarding the sewer system & municipal boundaries.

Robert Butkus of 282 W 17<sup>th</sup> Street of Ship Bottom had inquired about the Medivac Landing Zone, emergency shelter, and water sewer capacity.

Rick McDonough of 265 W 13<sup>th</sup> Street in Ship Bottom addressed the lack of sprinkler systems on a costly public asset.

Bill Hodgson of 414 N 3<sup>rd</sup> Street in Surf City sought clarification regarding the budget and FEMA requirements for Base Flood Elevation (BFE).

Chairman Hartney requested the documentation stating that the existing portion of the school would not have to meet FEMA BFE standards.

Mayor Fran Hodgson of 432 N 3<sup>rd</sup> Street in Surf City had requested information regarding the total amount of classrooms, capacity and enrollment. A specific request was made for the disclosure of the 2016 demographic study to be released to the Borough.

Bill Haspel of 259 S 2<sup>nd</sup> Street in Surf City had inquired about the potential back-up generator system.

A motion was made by Vice Chairman Mannherz, seconded by Mr. Russell to close the public comment portion of the meeting with a vote in the affirmative.

A motion made by Mr. Russell, seconded by Mr. Mannherz with a vote in the affirmative to approve Resolution 2016-12 authorizing Board Attorney Kevin Quinlan to issue a letter to the New Jersey Board of Education based on comments and review made during this meeting.

Roll Call Vote: Ayes: Chairman Hartney, Vice Chairman Mannherz, Mr. Logue, Mr. McMenamin, Mr. Peters, Mr. Russell, Mrs. Sedlacek, Mr. TumSuden & Mr. Wright. Nays: none. Abstained: none. Absent: Mrs. Klose & Mr. Pitner.

A motion made by Mr. Mannherz, seconded by Mr. Russell with a vote in the affirmative to pay the bills: \$878.33 for miscellaneous board action to Kevin Quinlan, Esq. and \$140 to Board Engineer Frank Little.

Roll Call Vote: Ayes: Chairman Hartney, Vice Chairman Mannherz, Mr. Logue, Mr. McMenamin, Mr. Peters, Mr. Russell, Mrs. Sedlacek, Mr. TumSuden & Mr. Wright. Nays: none. Abstained: none. Absent: Mrs. Klose & Mr. Pitner.

A motion to adjourn the meeting was made by Mr. Wright, seconded by Mr. Russell with a vote in the affirmative. The meeting is adjourned.

Respectfully submitted,

Christine M. Hannemann  
Land Use Board Clerk