

BOROUGH OF SURF CITY LAND USE BOARD
813 LONG BEACH BOULEVARD
February 22, 2017
7:00pm
MEETING MINUTES

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

Roll call reflected the following members to be present: Peter Hartney, Sandra Klose, Fred Peters, James Russell, & Barbara Sedlacek. Absent: Maurice Logue, Alan Mannherz, John McMenamin, Jamie Pitner, Emil TumSuden, & Dave Wright.

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 February 2, 2017 edition of the Beach Haven Times.
- On February 15, 2017 written notice of this meeting was posted in the Borough Hall of Surf City, 813 Long Beach Blvd.

A motion was made by Mr. Russell to approve the minutes from the January 25, 2017 meeting, seconded by Mrs. Klose. The minutes were approved as presented.

Roll call vote: Chairman Hartney, Mrs. Klose, Mr. Peters, Mr. Russell, & Mrs. Sedlacek. Absent: Mr. Logue, Mr. Mannherz, Mr. McMenamin, Mr. Pitner, Mr. TumSuden, & Mr. Wright. Abstain: none.

The board acknowledged a letter from Chairman Hartney to Joseph DiCara, the LBI Consolidated School District.

New Business: Docket 2017-01. Toni Crosby of 323 N 4th Street, Block 101 Lot 9, has requested a 1.9% increase of lot coverage to keep a shed on her property to 39.2%. Brief discussion ensued to clarify the existing lot coverage, fence heights, setbacks and decks.

Mr. Peters made a motion to open the floor to public comment, with a second from Mrs. Klose. All in favor: the floor was opened for public comment. There were no comments made. Mr. Russell made a motion to close the floor to public comment, with a second from Mrs. Klose. All in favor; the public comment portion of this application had been closed.

Mr. Peters had made a motion to deny the variance, seconded by Mrs. Sedlacek. Mr. Peters then withdrew that motion, seconded by Mr. Russell. The Board discussed remedies regarding encroached setbacks and existing lot coverage. Mr. Peters had made a motion to deny the 1.9 percent lot coverage for the accessory use of the shed, seconded by Mr. Russell.

Roll call vote:

Chairman Hartney: I vote in favor of the motion to remove the shed to correct the lot coverage. And bring it to the 37.3 percent that was caused by pre-existing lot coverage; the result of having to raise the house. The positive and negative criteria have not been met. There are other remedies through proper building permits which can help maintain the storage outside the home.

Mrs. Klose: I vote the same for the previously mentioned reasons.

Mr. Peters: For previous reasons given, I will vote yes.

Mr. Russell: I will vote the same, yes for the same reasons.

Mrs. Sedlacek: I will vote yes for the same reasons mentioned.

The motion to deny the shed was approved.

Mrs. Klose had made a motion to memorialize Resolution 17-06 denying approval, seconded by Mr. Russell.

Roll call vote: Chairman Hartney, Mrs. Klose, Mr. Peters, Mr. Russell, & Mrs. Sedlacek. Absent: Mr. Logue, Mr. Mannherz, Mr. McMenamain, Mr. Pitner, Mr. TumSuden, & Mr. Wright. Abstain: none. Resolution 17-06 was memorialized.

A motion made by Mr. Russell, seconded by Mrs. Sedlacek to pay the bills.

Roll call vote: Chairman Hartney, Mrs. Klose, Mr. Peters, Mr. Russell, & Mrs. Sedlacek. Absent: Mr. Logue, Mr. Mannherz, Mr. McMenamain, Mr. Pitner, Mr. TumSuden, & Mr. Wright. Abstain: none. All bills were approved to be paid.

Chairman Hartney entertained a motion to approve Resolution 17-07 to enter into executive session to discuss litigation matters. No official action will be taken. Mr. Russell made a motion to approve, seconded by Mr. Peters.

Roll call vote: Chairman Hartney, Mrs. Klose, Mr. Peters, Mr. Russell, & Mrs. Sedlacek. Absent: Mr. Logue, Mr. Mannherz, Mr. McMenamain, Mr. Pitner, Mr. TumSuden, & Mr. Wright. Abstain: none. The board entered into executive session.

Upon returning from Executive Session, Mrs. Klose made a motion to adjourn, seconded by Mr. Russell with vote in the affirmative. The meeting was adjourned.

Respectfully Submitted,

Christine Hannemann

Land Use Board Clerk