

**BOROUGH OF SURF CITY LAND USE BOARD AGENDA**  
**813 Long Beach Blvd**  
**February 28, 2018**  
**7:00pm**

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, Alan Mannherz, John McMenamin, Fred Peters, James Russell, & Emil TumSuden. Absent: Gavin Hodgson, Barbara Sedlacek, & David Wright.

Also, present: Board Engineer, Frank Little, Jr. 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 Borough of Surf City Land Use Board has been provided to three newspapers & published in the February 1, 2018 edition of the Beach Haven Times.

Mr. Russell moved to approve the January 24, 2018 reorganization minutes. Mr. TumSuden seconded that motion. With a vote in the affirmative, the minutes were approved as presented.

Roll call vote reflected the following in favor: Mr. Hartney, Mrs. Klose, Mr. Mannherz, Mr. McMenamin, Mr. Peters, Mr. Russell, & Mr. TumSuden. Nays: none. Abstained: none. Absent: Mr. Hodgson, Mrs. Sedlacek, & Mr. Wright.

Mrs. Klose moved to memorialize Resolution 2018-04, attached hereto. Mr. Russell seconded that motion, followed by a vote in the affirmative. Resolution 2018-04 was approved.

Roll call vote reflected the following in favor: Mr. Hartney, Mrs. Klose, Mr. Mannherz, Mr. McMenamin, Mr. Peters, Mr. Russell, & Mr. TumSuden. Nays: none. Abstained: none. Absent: Mr. Hodgson, Mrs. Sedlacek, & Mr. Wright.

A written request had been received from Rich Visotcky, Esq. to carry application 18-03 for the Surf City Hotel until the March 28, 2018 meeting. Mr. Peters made a motion to approve the request, seconded by Mr. Russell. With a vote in the affirmative, application 18-03 will be placed on the March 28, 2018 agenda.

Roll call vote reflected the following in favor: Mr. Hartney, Mrs. Klose, Mr. Mannherz, Mr. McMenamin, Mr. Peters, Mr. Russell, & Mr. TumSuden. Nays: none. Abstained: none. Absent: Mr. Hodgson, Mrs. Sedlacek, & Mr. Wright.

Thomas & Lois Tucci of 115 North Ocean Avenue, block 11 lots 3 & 4, appeared before the Board to request variances for lot coverage & the side yard setback. They were represented by Brian Giblin, Esq. Mr. Giblin stated that the existing structure is currently situated over the building line on both lots 3 & 4. The applicant would like to reduce the home in size and move it to lot 3. The proposed lot coverage is forty percent; whereas, thirty five percent is permitted.

Mr. Tucci was sworn in to provide testimony. He proposed the following reductions: ten feet from the north side of the structure, five feet from the south side of the structure, and four feet off the ocean side deck. The proposal also reflected a complete removal of the decks on the south

and east sides, the pool, breezeway, car port, garage and the entire third floor. Mr. Tucci stated that additional reductions could not be made without having to demolish the entire structure.

Board members had asked various questions about the proposal. Counselor Quinlan had advised Mr. Giblin that the Board had not been provided with expert testimony in relation to hardship, positive and negative criteria. After a quick recess, Mr. Giblin requested that his client's application be carried so that expert testimony could be provided. Counselor Quinlan established that if this request were to be granted, the time constraints on the Board would need to be waived. Mr. Giblin agreed to waive the constraints.

Mr. Russell moved to carry the application until the March 28, 2018 meeting. Mrs. Klose seconded this motion. With a vote in the affirmative, the application was approved to be placed on the March 28, 2018 agenda.

Roll call vote reflected the following in favor: Mr. Hartney, Mrs. Klose, Mr. Mannherz, Mr. McMenamin, Mr. Peters, Mr. Russell, & Mr. TumSuden. Nays: none. Abstained: none. Absent: Mr. Hodgson, Mrs. Sedlacek, & Mr. Wright.

Carmen Chiclana, of 1508 North Central Avenue, stated she was present to learn about the process of the Land Use Board. She intends to make an application within the coming months.

Mr. Russell motioned to approve paying the bills. Mrs. Klose seconded this motion. With a vote in affirmative, the bills were approved to be paid.

Roll call vote reflected the following in favor: Mr. Hartney, Mrs. Klose, Mr. Mannherz, Mr. McMenamin, Mr. Peters, Mr. Russell, & Mr. TumSuden. Nays: none. Abstained: none. Absent: Mr. Hodgson, Mrs. Sedlacek, & Mr. Wright.

Mrs. Klose motioned to adjourn the meeting. Mr. Russell seconded that motion. With a vote in the affirmative, the meeting was adjourned.

Respectfully submitted,

Christine Hannemann, RMC/CMR  
Land Use Board Clerk