

BOROUGH OF SURF CITY LAND USE BOARD  
813 Long Beach Boulevard  
February 27, 2019  
7:00 pm

The meeting was called to order.

Roll call reflected the following members to be present: Peter Hartney, Gavin Hodgson, Sandra Klose, Alan Mannherz, Fred Peters, & James Russell. Absent: Paul Hoover, John McMenamin, Emil TumSuden and David Wright.

Also, present: 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 Board of Surf City Land Use Board has been provided to three newspapers & published in the January 31, 2019 edition of the Beach Haven Times.

Chairman Hartney also read the following statement: this meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Borough of Surf City Land Use Board may legally consider in reaching a decision. Decorum appropriate to a judicial hearing must be maintained all the time.

Mr. Russell moved to approve the January 23, 2019 regular meeting minutes. Mr. Peters seconded that motion. With a vote in the affirmative, the minutes were approved as presented.

Roll vote reflected the following in favor: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. Peters, & Mr. Russell. Nays: none. Abstained: none. Absent: Paul Hoover, John McMenamin, Emil TumSuden and David Wright.

Counselor Quinlan reviewed a letter dated February 11, 2019 from the municipal attorney, Christopher J, Connors, Esq. in relation to 1801 N. Ocean Avenue for Curcio.

Counselor Quinlan also reviewed a letter dated February 21, 2019 from Richard Visotcky with a request to carry the application for 1801 N. Ocean Avenue until the March 27, 2019 meeting.

Mr. Russell moved to approve Resolution 2019-03 acknowledging Ordinance 2019-02. Mr. Mannherz seconded that motion. With a vote in the affirmative, the following resolution was approved as presented.

WHEREAS, the Governing Body of the Borough of Surf City has requested the Land Use Board to review Ordinance 2019-02; and

WHEREAS, Ordinance 2019-02 will amend the Revised General Ordinances of the Borough of Surf City, County of Ocean, State of New Jersey, 2000 in Chapter 30 as it pertains to “Zoning” sections: 30-15.7 and 30-15.8; and

WHEREAS, the Land Use Board members have reviewed Ordinance 2019-02 at a public meeting on February 27, 2019; and

NOW, THEREFORE, BE IT RESOLVED that it is the finding of the Land Use Board of the Borough of Surf City that Ordinance 2019-02 is consistent with the intent and purpose of the Master Plan.

Roll vote reflected the following in favor: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. Peters, & Mr. Russell. Nays: none. Abstained: none. Absent: Paul Hoover, John McMenamin, Emil TumSuden and David Wright.

Mr. Russell moved to approve Resolution 2019-05 acknowledging Ordinance 2019-05. Mrs. Klose seconded that motion. With a vote in the affirmative, the following resolution was approved as presented.

WHEREAS, the Governing Body of the Borough of Surf City has requested the Land Use Board to review Ordinance 2019-05; and

WHEREAS, Ordinance 2019-05 will amend the Revised General Ordinances of the Borough of Surf City, County of Ocean, State of New Jersey, 2000 in Chapter 30 as it pertains to “Zoning” Section 30-11.5; and

WHEREAS, the Land Use Board members have reviewed Ordinance 2019-05 at a public meeting on February 27, 2019; and

NOW, THEREFORE, BE IT RESOLVED that it is the finding of the Land Use Board of the Borough of Surf City that Ordinance 2019-05 is consistent with the intent and purpose of the Master Plan.

Roll vote reflected the following in favor: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. Peters, & Mr. Russell. Nays: none. Abstained: none. Absent: Paul Hoover, John McMenamin, Emil TumSuden and David Wright.

Mrs. Klose moved to approve Resolution 2019-06 acknowledging Ordinance 2019-06. Mr. Mannherz seconded that motion. With a vote in the affirmative, the following resolution was approved as presented.

WHEREAS, the Governing Body of the Borough of Surf City has requested the Land Use Board to review Ordinance 2019-06; and

WHEREAS, Ordinance 2019-06 will amend the Revised General Ordinances of the Borough of Surf City, County of Ocean, State of New Jersey, 2000 in Chapter 30 as it pertains to “Zoning” Section 30-5.2; and

WHEREAS, the Land Use Board members have reviewed Ordinance 2019-06 at a public meeting on February 27, 2019; and

NOW, THEREFORE, BE IT RESOLVED that it is the finding of the Land Use Board of the Borough of Surf City that Ordinance 2019-06 is consistent with the intent and purpose of the Master Plan.

Roll vote reflected the following in favor: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. Peters, & Mr. Russell. Nays: none. Abstained: none. Absent: Paul Hoover, John McMenamain, Emil TumSuden and David Wright.

Mr. Russell moved to approve Resolution 2019-07 to release various escrow funds. Mr. Peters seconded that motion. With a vote in the affirmative, the following resolution was approved as presented.

WHEREAS, the Borough is in receipt of escrow bonds posted pertaining to professional fees; and

WHEREAS, the Land Use Board Members have agreed with the recommendation that the professional invoices pertaining to the following listed applications have been received and all professional fees have been satisfied for the dockets listed below; and

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Surf City recommends that the following listed escrow bonds be released to the corresponding applicants with the balances to be released to the Borough of Surf City.

<u>Applicant</u>	<u>Docket Number</u>	<u>Type of bond</u>	<u>Amount posted</u>	<u>Amount to be released to applicant</u>	<u>Amount to be released to Borough</u>
How You Brewin Coffee Company	18-12	Professional Bond	\$2,098.21	\$0	\$2,098.21
Raban & Raban, LLC	18-15	Professional Bond	\$1,500	\$420.10	\$1,079.90
Eugene Brady	18-13	Professional Bond	\$1,500	\$323.59	\$1,176.41
Builders 22	18-11	Professional Bond	\$2,183.97	\$0	\$2,183.97

Roll vote reflected the following in favor: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. Peters, & Mr. Russell. Nays: none. Abstained: none. Absent: Paul Hoover, John McMenamin, Emil TumSuden and David Wright.

Mrs. Klose moved to approve the request to carry the Curcio application for 1801 N. Ocean Avenue, with additional notice. Mr. Russell seconded the motion. With a vote in the affirmative, the application was approved to be carried.

Mr. Russell moved to pay the bills. Mr. Mannherz seconded the motion. With a vote in the affirmative, the bills were approved to be paid.

Roll vote reflected the following in favor: Mr. Hartney, Mr. Hodgson, Mrs. Klose, Mr. Mannherz, Mr. Peters, & Mr. Russell. Nays: none. Abstained: none. Absent: Paul Hoover, John McMenamin, Emil TumSuden and David Wright.

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

Respectfully submitted,

Christine Hannemann, RMC/CMR

Land Use Board Clerk