

BOROUGH OF SURF CITY LAND USE BOARD

813 Long Beach Boulevard

November 24, 2021

7:00 pm

Chairman Hartney called the meeting to order, all present joined him in a salute to the Flag.

Roll call reflected the following in the affirmative: Peter Hartney, Paul Hoover, Alan Mannherz, James Russell, Richard Savianeso, Emil TumSuden, George Wachter & David Wright. Absent: Gavin Hodgson & Sandra Klose.

The Board Engineer, Frank Little, Jr. and the Board Attorney, Kevin Quinlan, were also present.

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 June 10, 2021 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 September 22, 2021 regular meeting minutes. Mr. Mannherz seconded the motion. With a vote in the affirmative, the minutes were approved.

Roll call reflected the following in the affirmative: Mr. Hartney, Mr. Mannherz, Mr. Russell, Mr. Savianeso & Mr. Wright. Nays: none. Abstained: Mr. Hoover, Mr. TumSuden and Mr. Wachter. Absent: Mr. Hodgson & Mrs. Klose.

Mr. Mannherz moved to approve Resolution 2021-24, is consistent with the intent and purpose of the procedures of the Land Use Board. Mr. Hoover seconded the motion. With a vote in the affirmative, the following was approved.

WHEREAS, the Governing Body of the Borough of Surf City has requested the Land Use Board to review Ordinance 2021-14; and

WHEREAS, an Ordinance for the Adoption of the Floodplain Management Regulations of the Borough of Surf City. An Ordinance by the Mayor and Council amending the Borough of Surf City Code of Ordinances to repeal and replace in its entirety Chapter 21; to Adopt Flood Hazard Maps; to designate a Floodplain Administrator; and providing for severability and an effective date, and

WHEREAS, the Land Use Board has reviewed Ordinance 2021-14 at a public meeting on November 24, 2021; and

NOW, THEREFORE, BE IT RESOLVED that it is the finding of the Land Use Board of the Borough of Surf City that Ordinance 2021-14 is consistent with the intent and purpose of the procedures of the Land Use Board.

Roll call reflected the following in the affirmative: Mr. Hartney, Mr. Hoover, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. TumSuden, Mr. Wachter & Mr. Wright. Nays: none. Abstained: None. Absent: Mr. Hodgson & Mrs. Klose.

James Raban, Esq. was present to represent How You Brewin? of 8 N. Long Beach Boulevard, Block 11, Lots 23 & 24 seeking preliminary and final site plan approval.

Matthew Davis was introduced as the applicant's licensed architect. It was mentioned that the current structure and the proposed structure are one story. It was mentioned that the proposed stairwell will be in the five-foot side yard setback and will be half a foot off the property line.

There was further discussion in relation to the purpose of the proposed addition. The space will be used as a breakroom for existing employees, storage, and an office space. It was noted that it will only be accessible through the interior stairwell. Mr. Davis explained that the stairwell will be elevated and will have an egress path that opens directly into the parking lot. There were questions about the private shower space. Mr., Raban explained that the proposed shower is for the owners only, that there are no cooking facilities proposed, therefore it should not be considered livable and should not be livable space in the future. There will not be additional employees, the office space is for the owners only.

Mr. Mannherz moved to open public comment. Mr. Russell seconded the motion. With a vote in the affirmative, public comment was open. The vote reflected the following ayes: Mr. Hartney, Mr. Hoover, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. TumSuden, Mr. Wachter & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hodgson & Mrs. Klose.

Enzo Pavese of 3 N. Long Beach Boulevard had concerns about a resolution that was approved for How You Brewin in 2020, as well as concerns about parking.

Mr. Russell moved to close public comment. Mr. Mannherz seconded the motion. With a vote in the affirmative, public comment was open. The vote reflected the following ayes: Mr. Hartney, Mr. Hoover, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. TumSuden, Mr. Wachter & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hodgson & Mrs. Klose.

Mr. Wright moved to approve the application. Mr. TumSuden seconded the motion. Roll call reflected the following votes:

Mr. Hartney: Yes, this application as a preliminary and final site plan is consistent with the masterplan and the zoning ordinances of the Borough of Surf City and has been adequately represented as such.

Mr. Hoover: Yes, as Pete so eloquently put that, I agree with what he said.

Mr. Mannherz: I also agree and vote yes with the site plan approval. The architectural is very tastefully done, all of the questions that the board had were adequately addressed, the testimony was provided and it's good to see that business is growing in parts of Surf City as it hopefully will in the future.

Mr. Russell: I vote yes, and I vote yes for basically what everyone else has said. That is how I feel, it is going to be an improvement and well received.

Mr. Savianeso: I vote yes, it's going to be a beautiful building. It is nice to have a year-round business in the borough.

Mr. TumSuden: I vote yes, my questions were answered and then some.

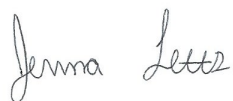
Mr. Wachter: I agree and I vote yes.

Mr. Wright: I vote yes also. I think that everything so far has been a fantastic improvement to Surf City.

Mr. Russell moved to approve the bills. Mr. Mannherz seconded the motion. With a vote in the affirmative, the bills were approved to be paid. The vote reflected the following ayes: Mr. Hartney, Mr. Hoover, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. TumSuden, Mr. Wachter & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hodgson & Mrs. Klose.

Mr. Russell moved to adjourn the meeting. Mr. TumSuden seconded the motion. With a vote in the affirmative, the meeting was adjourned. The vote reflected the following ayes: Mr. Hartney, Mr. Hoover, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. TumSuden, Mr. Wachter & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Hodgson & Mrs. Klose.

Respectfully submitted,



Jenna Letts

Land Use Board Clerk