

BOROUGH OF SURF CITY LAND USE BOARD
813 Long Beach Boulevard
February 23, 2022
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, Gavin Hodgson, Paul Hoover, Sandra Klose, Alan Mannherz, James Russell, Emil TumSuden & David Wright. Absent: George Wachter & Richard Savianeso.

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 January 13, 2022, 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. TumSuden moved to approve the January 26, 2022 regular meeting minutes. Mr. Russell seconded the motion. With a vote in the affirmative, the minutes were approved.

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

Charles Patrone, Esq. was present in lieu of Thomas Coleman, Esq to represent Tuckerton Lumber Company, LLC of 112 and 200 Long Beach Boulevard, Block 12, Lots 18, 20, 22 and Block 19, Lots 13, 15, 17, 19, 21 seeking amended site plan approval. There was discussion in relation to the pre-existing approved site plans from 1991.

Mr. Patrone mentioned that there were previously owned lots still shown on the site plan. He also noted that Block 12, Lot 18 currently has a lease hold from the previous owner. Mr. Patrone stated that the most recent Resolutions for Tuckerton Lumber Company are from 1991 and 1992. There was discussion on the specifics of the resolutions.

Mathew Wilder, P.E. was present as the applicant's engineer and manager on the account. He mentioned that the employee parking is going to be in Block 19, Lot 17 and Block 12, Lot 18. Mr. Wilder also mentioned that five parking spaces were added in Block 19. It was noted that the five parking spaces will have concrete stops at each spot.

Mr. Patrone addressed that the applicant is seeking a variance for the amount of parking spaces required. Mr. Wilder remarked that there are 22 parking spaces in the Municipal right-of-way. It

was addressed by Mr. Patrone that 12 parking spaces are to be used for retail parking. It was noted by Mr. Hartney that the handicap parking space is currently located in the Municipal right-of-way. It was discussed and decided between the Board members and Mr. Patrone that the space will be placed adjacent to the retail building and will meet all ADA requirements.

Mr. Hartney questioned if there would be signage indicating where material will be stored on site. Mr. Patrone declared that the materials will not be stored in the right-of-way, there will be a fence stating where the property line is. He also informed that yard operations will be performed on the South side of the property, with retail operations on the North side. Mr. Hartney questioned the storage areas and what is considered a storage area. Mr. Wilder stated that anything that is not indicated as a parking space is going to be considered “yard space”. It was advised by Mr. Hodgson that there should be markings indicating where storage areas and driving areas are on the property. It was agreed upon by Mr. Wilder and Mr. Patrone that the revised site plan will have proper indications for all areas on the property.

Mr. Patrone disclosed that the applicants are asking for relief for a setback. He communicated that that there is an existing shed that is currently .5 feet in the setback. Mr. Dwier explained that the existing shed was attached to another shed that has since been removed. Mr. Dwier further explained that they are asking for relief of the setback as to not have to rebuild the shed that was preexisting the setback requirement. Mr. Mannherz questioned the location of the trash cans and dumpster. Mr. Lynch answered that they were not indicated on the submitted site plan. He stated that there is an existing 3-sided enclosure on Block 19, Lot 15 that the trash receptacles and dumpster will be moved to. Mr. Lynch affirmed that a private company empties the dumpster and the Borough DPW does the trash cans.

Mr. Hartney commented that the location of the lumber racks is not drawn on the submitted site plans. Mr. Dwier informed that the previous racks were located on the side of Block 12, Lot 22. Mr. Dwier remarked that they were removed for safety purposed and age of the racks. He mentioned that they will be replacing the racks and will be placing the new racks in Block 12, Lots 20 or 22. Mr. Hartney and Mr. Quinlan communicated that the racks will require an accessory structure setback. Mr. Patrone stated they will be complying with all accessory structure setbacks for the racks.

Mr. Hodgson voiced that the submitted plans lack clarity for the public. He expressed that when the changes are made, they need to be readable for public view. Mr. Quinlan expressed that Tuckerton Lumber Company, LLC should be carried to the next Land Use Board meeting on March 23, 2022.

Mr. Dwier mentioned that the number of employees does not change during the year, as well as the hours of operation stays the same. Mr. Patrone summarized that the only variances they are applying for are for parking and setbacks. Mr. Patrone further explained that they are hardship variances, being so that the property is a “common property” with “common ownership”. He also addressed that the existing shed predates the setback variance. Mr. Patrone informed that there is

currently no existing off-street parking. The Mr. Dwier voiced that they are not adding structures, they are going to be removing structures.

Mr. Russell moved to open 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. Hodgson, Mr. Hoover, Mr. Mannherz, Mrs. Klose, Mr. Russell, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Savianeso & Mr. Wachter.

Dan Malay of 8 N. Long Beach Boulevard showed his support of the improvements that the applicants are making.

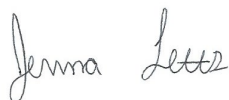
Mr. Russell moved to close public comment. Mrs. Klose seconded the motion. With a vote in the affirmative, public comment was closed. The vote reflected the following ayes: Mr. Hartney, Mr. Hodgson, Mr. Hoover, Mr. Mannherz, Mrs. Klose, Mr. Russell, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: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

Mr. Russell moved to carry the application to the next Land Use Board meeting, March 23, 2022. Mr. TumSuden seconded the motion. With a vote in the affirmative, public comment was closed. The vote reflected the following ayes: Mr. Hartney, Mr. Hodgson, Mr. Hoover, Mr. Mannherz, Mrs. Klose, Mr. Russell, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: none. Absent: Mr. Savianeso & Mr. Wachter.

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

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

Respectfully submitted,



Jenna Letts

Land Use Board Clerk