

BOROUGH OF SURF CITY LAND USE BOARD
813 Long Beach Boulevard
March 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, Richard Savianeso, Emil TumSuden, George Wachter & David Wright. Absent: none.

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. Russell moved to approve the February 23, 2022 regular meeting minutes. Mrs. Klose seconded the motion. With a vote in the affirmative, the minutes were approved.

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

Mr. Hartney noted that a CAFRA permit application for William Derbyshire of 2401 Bay Vista Drive, Block 93, Lots 20 & 20.01 is available at the Municipal Building for public view.

Under old business, 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.

Mr. Wilder noted that changes were made to the originally submitted plans. He noted that a loading zone will be west of the existing building on Block 19, Lot 15. Mr. Wilder mentioned that drive aisles will be noted on the ground and the handicap parking space will also be marked. White driving lines will be added where needed. Mr. wilder stated that the loading zone will be big enough that a tractor trailer to unload.

Mr. wilder mentioned that the dumpster and three robo-trashcans are now in the trash corral on Block 19, Lot 15.

Mr. Wilder stated that parking will be moved to Block 12, Lots 20 and 22. Mr. Wilder mentioned that the parking space closest to the door will be marked as a handicap parking space. Mr. Hartney had questions about the handicap parking space listed on the Municipal right-of-way. Mr. Wilder stated that the space in question is not an actual handicap parking space and was only painted to look as such. He added that the applicant will not be considering that or any parking spaces in the Municipal right-of-way parking for their properties. Mr. Quinlan stated that the handicap markings on that space must be removed.

Mr. Hartney questioned whether there would be storage located anywhere on the properties. Mr. Patrone stated that they will be adding storage to the properties that are not listed on the submitted site plan. Mr. Quinlan questioned if there would be racks anywhere on the lots. Mr. Wilder stated that there will most likely be racks on the property. They will be replacing the already existing racks not listed on the submitted site plan. Mr. Wilder continued stating that there is wood storage behind the warehouse on Block 19, Lot 13 that meets the zoning setback requirements. Mr. Hartney noted that the shed being connected to the metal warehouse is not properly noted on the amended site plan. Mr. Wilder agreed, stating that they will clarify the roof and building and he will update with the zoning setbacks.

Mr. Hartney asked about the propane storage on lots 20 and 22 on block 12. Mr. Wilder explained that the propane storage will not be permanent and that the storage containers will be moved out of the zoning setbacks. Mr. Quinlan questioned the size of the storage containers. Mr. Wilder stated that there are four of them on the property and the storage containers are three feet wide, two feet deep, and five feet tall. Mr. Hartney explained that they should be listed on the site plan for safety precautions. Mr. Wilder assured that they will meet all fire requirements. Mr. TumSuden questioned the size of the propane tanks. Mr. Lynch stated that the propane cylinders are 20 pounds each.

Mr. Wilder mentioned that there are 10 employee parking spaces within lots 17 and 18. Mr. Wilder stated that there will be curbing. He explained that on lots 18, 20, and 22 there will be full height curbing with depressed curbing only to access parking. Mr. Mannherz noted that the zoning requirements and percentages were not listed. Mr. Wilder explained that 30.5% is building coverage and 97.1% is impervious coverage. Mr. Quinlan explained that these percentages are pre-existing.

Mr. Hartney mentioned a guard box that is on the property. Mr. Dwier explained that it is temporary and it mostly stays at the Tuckerton location. He further explained that it is used during the winter by employees to prevent them from standing directly outside.

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

John Gausz of 110 N. 3rd Street questioned if anything was going to be built on the West side of Long Beach Boulevard. Mr. Hartney explained that it is not part of this application.

Mr. Russell moved to close public comment. Mrs. Klose 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, Mrs. Klose, Mr. Mannherz, Mr. Russell, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: Mr. Wachter & Mr. Savianeso Absent: none.

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

Mr. Hartney: Yes, this site plan as we worked on it together certainly proves the use of a lot, we will never get to seventy parking spaces. It does provide a better parking plan which provides better management of the parking in this area. It tidies up and it seeks in improving the zoning and Masterplan or the Borough. The removal of the shed from across the street and the new curbing and the increase in parking spaces along North 2nd Street on the South side by adding that curb.

Mr. Hodgson: I also vote yes. In addition to what Mr. Hartney said, I think it is good preserving a commercial in town, that benefits the town of Surf City and the whole Island. There is no other business like this on LBI, so I appreciate it staying, while also cleaning it up. Most importantly for me, I like to see the loading dock to try to alleviate some of the pressure from the tractor trailers. I vote yes.

Mr. Hoover: I feel that the new plans made it much clearer for us to see what needed to be done and I agree with Mr. Hodgson, the loading area is a really good improvement. I vote yes.

Mrs. Klose: I am going to vote yes. I think that the plan satisfied our recommendations from the previous meeting. I am also happy that it is staying commercial and not going to become homes.

Mr. Mannherz: I vote yes also, for reasons that have previously been stated. The applicant has been very cooperative in trying to work with this Board. They put together a plan which is clear to perform to all the setbacks and zoning requirements. To provide additional on-street parking and to provide what will be a safer loading and unloading situation for the trucks.

Mr. Russell: The applicant has come back with the proper modifications, so yes.

Mr. Savianeso: I am going to abstain since I was not here for the first meeting.

Mr. TumSuden: I also vote yes. I am sure all of the neighbors will appreciate if we can get the trucks off of the street and into the loading zone. I vote yes.

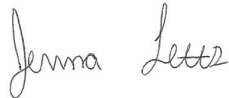
Mr. Wachter: I abstain because I was not here.

Mr. Wright: I vote no based on the parking. I know the builders, it looks great on paper, but you can't train these builders to do what is on paper.

Mrs. Klose moved to approve the bills. Mr. Russell 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, Mrs. Klose, Mr. Mannherz, Mr. Russell, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: Mr. Wachter & Mr. Savianeso Absent: none.

Mrs. Klose 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, Mrs. Klose, Mr. Mannherz, Mr. Russell, Mr. TumSuden, & Mr. Wright. Nays: none. Abstained: Mr. Wachter & Mr. Savianeso Absent: none.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jenna Letts".

Jenna Letts

Land Use Board Clerk