

SEA GIRT PLANNING BOARD
REGULAR MEETING
WEDNESDAY, APRIL 19, 2023

The Regular Meeting of the Sea Girt Planning Board was held on Wednesday, April 19, 2023 at 7:00 p.m. in-person and virtually. In compliance with the Open Public Meetings Act, notice of this Body's meeting had been sent to the official newspapers of the Board and the Borough Clerk, fixing the time and place of all hearings. Roll call was then taken:

Present: Mayor Don Fetzer, Councilwoman Diane Anthony, Jake Casey, Stan Koreyva, Eileen Laszlo, Carla Abrahamson, Chairperson Norman Hall

Virtual: John Ward

Absent: Karen Brisben, Tom Britt, Robert Walker

Board Attorney Kevin Kennedy and Board Engineer Peter Avakian was also present and Acting Board Secretary Chris Willms recorded the Minutes

Motion to approve the Minutes of the March 15, 2023 meeting, minutes approved

	1 st	2 nd	Approve	Abstain	Absent
Mayor Fetzor				X	
Councilwoman Anthony			X		
Mr. Casey		X	X		
Mr. Koreyva			X		
Ms. Laszlo	X		X		
Ms. Abrahamson			X		
Mr. Ward			X		
Ms. Brisben					X
Mr. Britt					X
Mr. Walker					X
Chair Hall			X		

Before starting on the evening's business, Chairman Hall wanted to make a change and give the opportunity for the public to speak on any matter now before hearings start. He asked that they not be related to any item on the agenda but if they had a concern this was the time to speak. As there was no response the Board went to the matters on the agenda.

OLD BUSINESS:

The Board turned to consideration of a Resolution of approval for site plan approval, potential waiver of site plan approval, and bulk variance approval, Block 92, Lot 2, 802 Seventh Avenue, owned by Triple R Real Property, LLC.

Mr. Kennedy went over the points of the Resolution. Minor corrections were indicated and revised as necessary.

Motion to approve the resolution was made, and resolution approved.

	1 st	2 nd	Approve	Abstain	Absent
Mayor Fetzor				X	
Councilwoman Anthony				X	
Mr. Casey		X	X		
Mr. Koreyva				X	
Ms. Laszlo	X		X		
Ms. Abrahamson				X	
Mr. Ward			X		
Ms. Brisben					X
Mr. Britt					X
Mr. Walker					X
Chair Hall			X		

NEW BUSINESS:

The Board then considered an application for variance relief for Block 100, Lot 3, 705 New York Blvd, owned by Brent & Diane Ireland, to allow renovations to an existing home including a proposed front porch and rear deck. Front Yard Setback – 40 feet required, 35.8 feet existing, 32.3 feet proposed. Building Coverage – 20% allowed, 20.8% existing, 23.1% proposed. Existing Nonconformity: Side Yard Setback – minimum 5 feet on one side required, 4.7 feet existing & proposed.

The correct fees were paid, taxes are paid to date and the property owners within 200 feet as well as the newspaper were notified properly. Mr. Kennedy asked if anyone in the audience had a question/concern with the notice received, no comments were heard.

At this time Mr. Kennedy marked the exhibits previously provided as well as additional exhibits provided by applicant.

Mr. Aikins on behalf of the applicant, provided an overview of the existing property and summarization of the application.

Mr. Aikins, introduced Marc Nemergut, N2 Architecture, Principal architect for the project. Mr. Nemergut provided an overview of the existing property, adjacent properties, and proposed project as per additional exhibits provided.

Board Engineer Mr. Avakian spoke and provided information regarding review letter provided.

Board Member Mr. Casey asked questions regarding the application.

At this time, the meeting was opened to the public for questions to the professionals. Ms. Heather Scaturo, asked a question regarding average setbacks of the block. Mr. Nemergut did not have that information available.

Chairman Hall, and Mayor Fetzer asked questions regarding the setbacks of proposed project and adjacent properties.

Mr. Casey asked Mr. Aikins regarding the detriment to the project.

Councilwoman Anthony inquired about the existing property.

Ms. Laszlo inquired about how long the clients have owned the home. Mr. Aikins provided the answer.

At this time, the meeting was opened up to the audience for comments.

Sue Blasi, neighbor, testified in support of the application as presented.

Debbie McNicholas, neighbor, testified in support of the application as presented.

Barbara Geller, neighbor, testified in support of the application as presented.

Heather Scaturo, resident, testified not in support of the application.

Patricia Prindiville, neighbor, testified in support of the application as presented.

At this time, the meeting was opened up to the Board for comments.

Mr. Casey, spoke not in favor of the application as presented.

Mayor Fetzor, spoke not in favor of the application as presented.

Councilwoman Anthony, spoke not in favor of the application as presented.

Mr. Koreyva, spoke in favor of the application as presented.

Ms. Abrahamson, spoke in favor of the application as presented.

Ms. Laszlo, spoke in favor of the application as presented.

Mr. Ward, spoke not in favor of the application as presented.

Mr. Aikins asked to carry the application to the next available meeting to provide additional information regarding the application.

	1 st	2 nd	Approve	Abstain	Absent
Mayor Fetzor	X				
Councilwoman Anthony					
Mr. Casey		X	X		
Mr. Koreyva			X		
Ms. Laszlo			X		
Ms. Abrahamson			X		
Mr. Ward			X		
Ms. Brisben					X
Mr. Britt					X
Mr. Walker					X
Chair Hall			X		

OTHER BUSINESS:

None

As there was no other business to come before the Board a motion to adjourn was made by Mayor Fetzor, seconded by Ms. Laszlo and unanimously approved, all aye. The meeting was adjourned at 8:09 p.m.

Christopher Willms, Acting Secretary to the Board

Approved: