

REGULAR MEETING

The following are the minutes of the Land Use Review Board of the Borough of Ship Bottom, Ocean County, New Jersey, which was held in Borough Hall, 1621 Long Beach Blvd., Ship Bottom, New Jersey on May 18, 2016.

The Work Session was opened at 7:00 p.m. by Chairman Butkus who announced to all present that the requirements of the Public Notice of the Meeting and of the Open Public Meetings Act had been satisfied.

REGULAR MEETING:

The Regular Meeting was called to order by Chairman Butkus at 7:01 p.m. He informed all those present that this meeting met all the criteria of the Open Public Meetings Act.

Roll call of members: Mr. Basile, Mr. Cooper, Mr. Dixon, Ms. Schmidt, Mr. Bishop, Vice Chairman Tallon and Chairman Butkus present. Mayor Huelsenbeck, Councilman English, Mr. Hay and Mr. Panetta absent.

Mayor Huelsenbeck and Councilman English are not in attendance due to the nature of the application on the agenda tonight being a use variance. Mr. Hay is not in attendance tonight because he is within 200 feet of the applicant before the Board this evening.

Also in attendance were the Board Attorney, Stuart D. Snyder, Esq., the Board Engineer/Planner, Frank J. Little, Jr., PE, PP, CME of Owen, Little and Associates and the Board Secretary, Danielle Mezzina.

Chairman Butkus presents Mr. Cooper with his certificate from completing the Basic Course in Land Use Law.

CORRESPONDENCE:

The correspondence folder was passed around for all members to review.

MINUTES:

The minutes of the May 18, 2016 meeting were presented to the Board for review. Mr. Basile made a motion to approve the minutes as written, Mr. Dixon seconded the motion. Roll call vote: Basile, Dixon, Schmidt, Bishop, Tallon and Butkus all aye to approve.

NEW BUSINESS:

- (A) DOCKET NO. 16:04
S&S PROPERTIES
2210 LONG BEACH BLVD.
BLOCK 76, LOT 14

Katie Shakelton representing the applicants.

The following were marked into evidence by Mr. Snyder:

- A-1 Application
- A-2 Plan of Horn, Tyson & Yoder
- A-3 Pictures 1-4
- A-4 Pictures 5-8
- A-5 Pictures 9-12
- B-1 Review letter prepared by Owen, Little & Associates

Frank Little sworn in as Board Professional Planner and Engineer.

Ofir Shrikiy sworn in as applicant. Shares ownership of Sunsatons. Started to do rentals out of the side they want to put the displays outside to draw in business. Concerns came up regarding fire exits and moving display away from the exits. Proposing to stay under the overhang of the building and on the 5.3 feet of gravel area next to the sidewalk along the parking lot

If approval is granted tonight, it can be superseded by County ruling.

Jim Brzozowski sworn in as the Professional Engineer/Planner for the applicant. Mr. Brzozowski explains that they are proposing outdoor display of merchandise.

The applicant states that they will eliminate the display on 22nd Street and all of 23rd Street

On a motion made by Mr. cooper, seconded by Mr. Basile and an all in favor vote, the public portion was open.

Cathryn Kulp, 23rd Street resident, questioned where the bikes will be displayed.

Not recognizing anyone else from the public, on a motion made by Mr. Cooper, seconded by Ms. Schmidt and an all in favor vote, the public portion was closed.

Ms. Shakelton provided closing statements and discussion ensued amongst the Board.

A motion to approve this application was made by Mr. Stockton and seconded by Mr. Arosemowicz. Roll call vote: Basile, Cooper, Dixon, Dixon, Schmidt, Bishop, Tallon and Butkus all aye to approve.

ADJOURNMENT:

On a motion by Ms. Schmidt seconded by Mr. Basile and an all aye vote, the meeting was adjourned.

Respectfully submitted,

**DANIELLE MEZZINA, SECRETARY
LAND USE REVIEW BOARD**