

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 March 20, 2019.

WORKSHOP MEETING

Chairman Cooper stated the following:

The workshop meeting of the Ship Bottom Land Use Review Board is now open. The time is 7:00 P.M. and the date is March 20, 2019. Upon completion of the Work Shop Meeting the regular meeting will convene. Both meetings meet all the criteria of the Open Public Meetings Act.

Mr. Snyder stated the resolutions will be approved next meeting.

On a motion by Mr. Hay, seconded by Mr. Basile and all in favor vote, all aye, the workshop meeting was closed.

REGULAR MEETING

Chairman Cooper stated the following:

The Meeting of the Ship Bottom Land Use Review Board will come to order. The time is 7:04 P.M. and the date is March 20, 2019. The time, date and location of this meeting is listed in Resolution 2018-A, which was published in the Asbury Park Press, the Press of Atlantic City and Beach Haven Times. This was also posted on the Bulletin Board in the Municipal Building.

The next regular meeting of Ship Bottom Land Use Review Board is scheduled for April 17, 2019.

The conduct of this meeting is being recorded so all testimony can be clearly heard. At the appropriate time, the meeting will open to the public for any questions and comments. Maximum time period allowed to present testimony, witnesses and other proofs are limited to one hour and may be extended only at the discretion of the board. The meeting will adjourn at 10:30 P.M. with no further testimony being taken unless otherwise ordered at the discretion of the Board. All electronic devices and mobile phones should be turned off at this time.

Will the secretary please call the roll.

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

Mr. Snyder stated that Councilman English and Councilman Butkus could not attend the meeting due to the nature of the applications.

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, Sara Gresko.

DOCKET NO. 19:06
THE BALDWIN RESIDENCE, LLC
338-380 W. 8th STREET
BLOCK 103, LOTS 3 & 6

James Raban, Esq., representing the applicant wrote a letter requesting the application to be carried.

A motion to carry this application was made by Mr. Hay and seconded by Mr. Basile.

Roll Call Vote: Mr. Basile, Mr. Bishop, Mr. Dixon, Mr. Hay, Ms. Schmidt, Mr. Fenimore, Mr. Yankowski, Vice Chairman Tallon and Chairman Cooper, all aye.

CORRESPONDENCE:

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

MINUTES

Minutes and resolutions will be approved next meeting.

OLD BUSINESS:

- A. DOCKET NO. 18:18
TIMOTHY DUFFY
135 E. 20TH STREET
BLOCK 46 LOT 1

Arnold Lakind, Esq., representing the applicants requesting to construct a second-floor addition on the existing single-family dwelling. Proposed addition is over the building line.

The following were marked into evidence by Mr. Snyder:

- A-1 The Application
- A-2 Architectural Plans, prepared by Michael Pagnotta, Architect
 - A-3A Interior Layout
 - A-3B Exterior Layout
- A-3 Variance Map, prepared by Horn, Tyson & Yoder, Inc.
- B-1 Review letter prepared by Owen, Little & Associates

Timothy Duffy, Applicant, Michael Pagnotta, licensed Architect, James Brzozowski, licensed Engineer and Tiffany Marcy, licensed Professional Planner, were sworn in for testimony.

Chairman Cooper called for recess at 8:07 P.M. Meeting resumed at 8:12 P.M.

On a motion made by Ms. Schmidt, seconded by Mr. Dixon and all in favor vote, all aye, the public portion was open.

Dan Erni, 128 E. 19th Street, questing regarding architectural plans.

Willy Kahl, 117 E. 20th Street, opposed to application.

Mr. Snyder marked the following into evidence:

- Kahl 1 Colorized Photo Dwelling Before
- Kahl 2 Colorized Photo Dwelling After

Michael Miskiv, 127 E. 20th Street, concern with parking.

Ted Maglione, 1129 E. 20th Street, concern with obstruction of view and suggested deed restriction.

Not recognizing anyone else from the public, on a motion made by Mr. Hay, seconded by Mr. Dixon and all in favor vote, all aye, the public portion was closed.

Mr. Lakind provided closing statements and discussion ensued amongst the Board.

A motion to approve this application was made by Mr. Dixon and seconded by Mr. Bishop with the condition to add a deed restriction for future expansion of the property.

Roll Call Vote: Basile, Mr. Bishop, Mr. Dixon, Mr. Hay, Ms. Schmidt, Vice Chairman Tallon and Chairman Cooper, all aye.

Chairman Cooper called for recess at 8:50 P.M. Meeting resumed at 8:55 P.M.

NEW BUSINESS:

A. DOCKET NO. 19:05
 WAINWRIGHT AMUSEMENTS, LLC
 702-716 LONG BEACH BLVD.
 BLOCK 107 LOT 9

James Raban, Esq., representing the applicants requesting to convert existing commercial structure into a family entertainment center.

Douglas Widman, Esq., representing Hartland Golf and Our Endless Summer, introduced himself and made objection to the application.

The following were marked into evidence by Mr. Snyder:

- A-1 The Application
- A-2 Concept Presentation Plans, prepared by Dynamic Designs, Inc.
- A-3 Site Plan, prepared by, Horn, Tyson & Yoder, Inc.
- B-1 Review letter prepared by Owen, Little & Associates
- B-2 Ship Bottom Fire Volunteer Co. Letter
- A-4 Traffic Report, prepared by McDonough & Rae Associations, Inc.

James Brzozowski, licensed Engineer, sworn in for testimony and presented the site plan.

Mr. Widman cross examined.

Brain Wainwright, Applicant and manager of Wainwright Amusements LLC, sworn in for testimony.

Mr. Widman cross examined.

Scott Kennel, Sr. Associate or McDonough & Rea Associates, Inc., sworn in for testimony and explained the Traffic Statement Report.

Mr. Widman cross examined and asked for the following to be marked into evidence: Drainage & Operational Improvement, dated May 2012.

Michael Kauker, licensed Professional Planner, sworn in for testimony.

Mr. Widman cross examined and asked the following to be marked as evidence: 2006 Master Plan Update & Reexaminations, page 4 of 5 and Police Ordinance.

Mr. Snyder marked the following into evidence:

- Widman 01 Drainage & Operational Improvement, dated May 2012
- Widman 02 2006 Master Plan Update & Reexaminations, page 4 of 5
- Widman 03 Police Ordinance.

On a motion made by Mr. Fenimore, seconded by Ms. Schmidt and all in favor vote, all aye, the public portion was open.

The following were in support of the application and shared concerns with traffic control:

- Linsey Meneses, 230 W. 20th Street
- Fred Madonna, 121 E. 7th Street Condo 1A
- Nicholas Garafola, 101 W. 9th Street
- John Battista, 103 E. 7th Street
- Mark Burgan, 108 E. 7th Street
- Katharine Shaw, 209 W. 22nd Street
- Dan Malay
- Neil Rojas

Carl Czarzasty, 107 E. 7th Street, concerns with dumpster pickup, hours of operation, traffic study.

Skip Butler, concern with traffic control.

Duane Watlington, concerns with hours of operation, months of operation, noise level, dumpster pickup.

Shawn McKillop, concern with business for Our Endless Summer and Hartland Golf.

Chairman Cooper stated the public portion will continue for next month's meeting.

A motion to carry this application was made by Mr. Hay and seconded by Ms. Schmidt.

Roll Call Vote: Mr. Basile, Mr. Bishop, Mr. Dixon, Mr. Hay, Ms. Schmidt, Vice Chairman Tallon and Chairman Cooper, all aye.

ADJOURNMENT:

On a motion by Mr. Dixon seconded by Mr. Basile and an all aye vote, Chairman Cooper adjourned the meeting at 11:06 P.M.

Sara Gresko, Secretary
Land Use Review Board