

MINUTES
Meeting Agenda
Wednesday, January 30, 2019
6:00pm
Court Room over Fire House

Opening: 6:35 PM BY CHAIRPERSON, FRANK C. GORMAN

Roll Call: PRESENT: FRANK C. GORMAN, STEVE SANZONE, CHRIS VAZ, ROBERT TRIANO, VITO FERRONE

ABSENT: FRANK M. SANTORA, PETER JARKEZIAN, MICHAEL CARBONE, TED SZEJNROK, THOMAS FARAGALLI

Motion to Approve Minutes: From January 7, 2019

A motion to approve minutes was made by Vito Ferrone, second by Robert Triano. All were in favor except Chris Vaz did not vote since he was not at the meeting on January 7, 2019.

Block 73 Lot 4 – 234 Sampson Ave. - J. Doulas Petrozzini- Zone-Low Density Residential

The applicant is requesting to build a 4-family, 3 story residence with grade parking to replace the same which was destroyed in Superstorm Sandy. This property is currently a vacant lot. Since there was a Planning Board approval to rebuild this property in 2014, applicant is asking for a one year extension of the prior Planning Board approval.

MEMORIALIZE RESOLUTION # 2019-05

Motion made by Vito Ferrone to approve the above resolution, second by Robert Triano.

Yes votes: Vito Ferrone, Robert Triano, and Frank C. Gorman. These were the only members in attendance at the public hearing.

**Block 6.02 Lot 1.02-500 Boardwalk-AFW 500 LLC, "SPICY"-Zone: Resort Recreational
Project Title: Midway Restaurant and Bar**

The applicant proposes to remove the amusement games on the south east corner of the property (Webster Ave. and Ocean Terrace) replacing them with a full service, fast-food restaurant and bar. This facility will seat 84 people. The current Coin Castle signage would be removed and additional Spicy's signage would be added over the new area.

PUBLIC HEARING

Jason Mandia, Esq. appeared on behalf of the applicants. The property is located on the boardwalk operating as Spicy's and Coin Castle, restaurant, bar, and amusements. It is in the Resort Recreational Zone. The applicants are planning on the same use of the property, but are reallocating space to add an additional restaurant and bar. Coin Castle will remain, but they will utilize some of the space from the arcade area. They will put new signage up on the building. Mandia explained that there are pre-existing non-conformities on the property such as the rear yard set-back. They will be asking for bulk variances in the front yard and the roof overhang. They are also asking to continue the waiver of no "off street parking" as there is no official parking for this property due to its location.

Gary M. Lepore, NJ Licensed Architect of over 18 years was sworn in. He testified to his qualifications and was approved by the Board. He explained that this is a minor site plan with bulk variances and that they are actually asking for an expansion of those existing variances on this property. The entire development application and all attachments was marked A-1 for identification.

On the southern corner of the building they would like to construct a 35 foot food and liquor bar, outside with a covered deck area. 55 feet of Webster Ave. side will be bar area and the rest will remain Coin Castle. They plan to replace the current overhang outside of Coin Castle, continuing the size, just upgrading the appearance. They plan to use a "mansard" style sign for Coin Castle. The applicants would like to add new storm shutters and glass garage doors on the Webster Ave. side. A metal awning will cover the area 9 ½ feet from the building line to the boardwalk with posts to hold the canopy down so that it does not act as a wing. The tables and chairs for patrons will be on the property of the building, not on the boardwalk. Upon closing time, the applicants plan to move the tables and chairs inside the building. Trash will be stored in an already existing trash room in the basement where it will be sorted and brought out for disposal at night.

With regard to lighting, Lepore explained that they will use LED lights in the ribs of the awning. The current letters in their signs are 44' high. They plan to change them to back-lit, metal letters, decreased in size to 36' high.

Questions by the Board:

Vito Ferrone asked what type of garage doors they would be installing. The architect answered that they plan to use hurricane grade glass doors.

Chris Vaz wanted to know how the wait staff would get in and get the food. Applicants answered that there are stairs to the basement that brings them underneath with a direct line to the food area and back the same way. Vaz also asked how many seats will there be. There will be a total of 84 seats.

Doug Klee, Board engineer asked about the restrooms and kitchen. The applicants answered that they will continue to use the existing kitchen area and current restrooms.

There were no questions from the 200' radius and no questions from the audience.

A motion was made by Vito Ferrone to adopt a resolution to approve the minor site plan and bulk variances. Steve Sanzone seconded the motion. Yes votes by: Vito Ferrone, Steve Sanzone, Frank C. Gorman, Chris Vaz, and Robert Triano.

****Chris Vaz was sworn in at the beginning of the meeting as Class II Member of the Seaside Heights Planning Board.***

A motion was made to adjourn the meeting by Robert Triano, second by Vito Ferrone. All were in favor.

Meeting adjourned at 6:52pm.

These minutes are not verbatim but highlight important elements that were discussed. A recording of this meeting are available in the Borough of Seaside Heights, maintained by the Board Secretary.

Submitted by:

*Sherri R. Sieling
Board Secretary*