

SEA GIRT PLANNING BOARD
REGULAR MEETING
WEDNESDAY, APRIL 21, 2021

The Regular Meeting of the Sea Girt Planning Board was held on Wednesday, April 21, 2021 at 7:00 p.m. 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. After the Pledge of Allegiance and a moment of silent prayer roll call was taken

Present: Councilwoman Diane Anthony, Karen Brisben, Jake Casey, Mayor Ken Farrell, Stan Koreyva, Eileen Laszlo, Raymond Petronko, Robert Walker, John Ward, Norman Hall

Absent: Carla Abrahamson

Board Attorney Kevin Kennedy was also present and Board Secretary Karen Brisben recorded the Minutes. It was announced that the two hearings scheduled for this evening are being postponed due to deficiency in the notices that were sent to property owners within 200 feet and the newspaper, the Board will try to schedule a Special Meeting to get them heard but no date is set as yet. Property owners within 200 feet will receive a new notice when a date is confirmed and the applicants have agreed to extend the timeframe for approval. He also noted that the dates for Planning Board meetings have been sent to the official newspapers of the Board, giving the proper login information.

Mr. Walker then made a motion to approve the Minutes of the March 17, 2021 meeting, this seconded by Mr. Casey and approved, all aye.

Mr. Kennedy then went back to the application for 201-205 Trenton Boulevard, the Use Variance application, and told the Board he had sent a letter to them as one of the lots is owned by an LLC and he had said they may need to be represented by an attorney (the architect is representing them). Chairman Hall questioned if an architect, not an attorney, has the power to grant an extension of time for approval. Mr. Kennedy asked to adjourn this formally so the applicant can consent to an attorney and noted this has been taking a long time to hear as revised plans had to be sent in. At this time a motion to adjourn this application was made by Councilwoman Anthony, seconded by Mr. Ward and approved by voice vote, all aye.

The Board then turned to a Resolution dismissing Shore Home Builders' application for the Beacon House subdivision, 100-104 Beacon Boulevard, Dismissed Without Prejudice as they withdrew their application to develop as they were having issues with this. The actual owner of the Beacon House now has an application before the Board that was to be heard this evening but had sent out deficient notices so this is postponed as was explained earlier.

A Resolution had to be done dismissing the original application so the file can be closed on this. Mr. Ward had found one small error on the date in the Resolution, it was corrected and the following was presented to the Board:

WHEREAS, Agents of Shore Home Builders previously submitted a Development Application to the Borough of Sea Girt; and

WHEREAS, the said Application was submitted with respect to the property located at 100-104 Beacon Boulevard, Sea Girt, NJ, and more formally identified as Block 19, Lots 15 and 16; and

WHEREAS, the said Application materials were submitted in connection with a request for Minor Subdivision Approval, so as to subdivide the subject property into 3-single-family lots; and

WHEREAS, the Application was previously deemed complete, and scheduled for a Public Hearing; and

WHEREAS, at the request of the Applicant's representatives, the Public Hearing was adjourned on several occasions; and

WHEREAS, on or about March 30, 2021, the Attorney for the Applicant submitted correspondence advising that the Applicant's representatives have decided to withdraw the Application; and

WHEREAS, under the circumstances, and for record-keeping purposes, the Planning Board should administratively dismiss the Application, without prejudice; and

WHEREAS, the failure to do so could, under certain circumstances, potentially result in an automatic approval of the Application; and

WHEREAS, such an automatic approval would not advance the interests of the Borough of Sea Girt, the Sea Girt Planning Board, and / or the residents of the Borough of Sea Girt; and

WHEREAS, the adoption of a Resolution authorizing such a dismissal, without prejudice, will facilitate the ability of the Borough / Board / Zoning Office to officially close the file on the matter;

NOW, THEREFORE, BE IT RESOLVED, by the members of the Sea Girt Planning Board as follows:

1. That at the request of the Applicant's representatives, the subject Shore Home Builders (The Beacon House) Application (with respect to the property located at 100-104 Beacon Boulevard, Sea Girt, NJ) is hereby **dismissed, without prejudice**.
2. That the Applicant shall cause all outstanding escrow charges (and other appropriate charges associated with the Planning Board Application) to be satisfied, in full.
3. That when and if appropriate, the Planning Board Secretary is authorized to advise the Borough's Finance Office that any replenished / remaining escrow can be returned to the Applicant.
4. That the Board Secretary, Board Attorney, and Zoning Officer are hereby authorized to take all reasonable actions necessary to effectuate the intentions of the within Resolution.
5. That the within Resolution shall take effect immediately.

A motion to approve the above Resolution was made by Mr. Casey, seconded by Mrs. Laszlo and then by the following roll call vote:

FOR THE DISMISSAL & RESOLUTION: Councilwoman Diane Anthony, Karen Brisben, Jake Casey, Mayor Ken Farrell, Eileen Laszlo, Raymond Petronko, Robert Walker, John Ward, Norman Hall

AGAINST THE DISMISSAL & RESOLUTION: None

ABSTENTIONS: None

NOT ELEGIBLE TO VOTE: Stan Koreyva (Alternate Member)

Before closing for the evening, Mr. Ward asked Mr. Kennedy about the Resolution on Board Protocol that is to be approved by the Board and Mr. Kennedy said he had contacted Borough Officials for input and is still waiting to hear.

On the hearing notices, Mr. Casey asked if we have a proper form on file to be used and Mrs. Brisben said it is on the website but the applicants used the form from the old applications. Mr. Kennedy said this happens due to the Covid changes that had to be made and can be considered “growing pains” and applicants need to be reminded of the changes and that we meet remotely.

As there was no other business to come before the Board, Chairman Hall asked if anyone in the audience wished to address a matter before the Board and there was no response, so a motion was made, by Councilwoman Anthony, to adjourn the meeting. This was seconded by Mayor Farrell and approved by voice vote, all aye. The meeting was adjourned at 7:20 p.m.

Approved: May 4, 2021

Karen S. Brisben, Board Secretary