

REGULAR MEETING
SOMERS POINT PLANNING BOARD

JUNE 19, 2024

The meeting was called to order at 7:00 PM by Chairman Striefsky with a salute to the flag. He then announced the following:

“Pursuant to The Open Public Meetings Act adequate notice of this meeting has been provided to two local newspapers, filed with the City Clerk and posted in a public place. Agenda for this meeting has been provided in the same manner”.

Chairman Striefsky asked Secretary Meischker to call roll.

PRESENT: Chairman Striefsky, Mayor Tapp, Slusher, Lombardi , Shields, Cotton , Dill, Sweeney

ABSENT: Sharp,

Also present were Attorney Fleishman and Engineer Kates

Chairman Striefsky asked for a motion to approve May minutes. Motion was made by Mr. Shields and seconded by Mayor Tapp.. Board voted in favor.

Chairman Striefsky stated the approval of the Decision and Resolution for Giancarlo Granese is tabled until July. Per

Per Resolution No. 132 of 2024, Board to review the proposed Redevelopment Plan of AVIA NJ MAYS LANDING, LLC to determine its consistency with the Master Plan

Attorney Mazzoni came forward and asked if the Board had any questions for her. There were no questions. Attorney Geneslaw represented AVIA. He stated the existing motel is 120 rooms. He stated AVIA is based in Utah. They are an experienced asset management firm. They want to convert the motel to residential rental units. This will provide housing, including affordable housing. Existing units will be converted into 116 apartments. The plan is compliant with the redevelopment plan. Mr. Kavinski, engineer, came forward and was sworn in by Attorney Fleishman. He stated the parking lot will be restriped. Some sheds will be removed and there will be some landscaping. Attorney Geneslaw asked for questions. Mr. Slusher asked the intent with the project. Mr. Kavinski explained some of the existing apartments will be combined for affordable housing units. Final count will be 46 studios, 39 1 bedroom, 27 2 bedroom, 4 3 bedroom units , for affordable housing. Ms. Mazzoni stated there are 18 COAH units which will give the City 26 credits. They are long term rental units. Chairman Striefsky asked if there will be site work challenges. Mr. Kavinski replied no. Mr. Slusher asked about interior renovations. Attorney Geneslaw stated there will be renovations, no changes to the building footprints. Engineer Kates stated hearing is for consistency with the Master Plan. Attorney Fleishman stated this is a consistency review. Application will come back to the Board at a later date. Attorney Fleishman stated he will prepare a Resolution stated the proposed is consistent with the Master Plan. Secretary Meischker called roll. Chairman Striefsky, Mr. Sweeney, Mr. Cotton, Mr. Shields, Mr. Slusher and Mr. Lombardi voted in favor. Mayor Tapp and Mr. Dill recused.

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**Greate Bay Maintenance Building,
Mays Landing Rd. Block 1946/Lot 1. Zoned RUPD
Final Major Site Plan approval for Maintenance Building**

Attorney Davis represented the applicant. He stated they came before board Dec. 22, 2023 and received approval for the new maintenance building but no heights were given. Preliminary

approval was granted. Now requesting Final Site Plan approval for maintenance building only. Engineer Watkins came forward and was sworn in. He testified it is a wooden structure on concrete slab. He referred to exhibit A-1, site plan for Greate Bay West. It is a 4000 sf building, 24' high and staying with in setbacks. Attorney Davis stated there will be no impact to stormwater plans. Mr. Sweeney stated the building is downsized. Engineer Watkins confirmed and stated there will be some landscaping, arborvitaes. Mr. Sweeney asked about access. Engineer Watkins stated thru golf course only. Mr. Sweeney asked about fire department access. Engineer Watkins stated rear access or parking lot, will be 15'-20' wide. Fence can ge gated. Mr. Sweeney stated fire department will need 20' access. Mr. Slusher asked about the use. Engineer Watkins stated maintenance storage. Engineer Kates stated he has not issued a new report. Applicant has satisfied the height with the architectural. Attorney Fleishman stated motion is for final site plan approval for maintenance building only. Conditions will be to add a 20' gate for fire department access. Motion was made by Mr. Dill and seconded by Mayor Tapp. Secretary Meischker called roll.

Mr. Sweeney-yes with conditions
Mr. Dill-yes
Mr. Cotton-yes
Mr. Shields-yes
Mr. Slusher-yes
Mr. Lombardi-yes
Mayor Tapp-yes, no impact and 20' gate.
Chairman Striefsky-yes. Positive impact.

Approved

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Paul and Linda Striefsky
104 Cleveland Ave., Block 213/Lot 8. Zoned R-1.
Minor subdivision and "C" variances for lot area and width

Chairman Striefsky recused himself. Vice chairman Cotton chaired the application. Attorney Callaghan represented the applicants. He state application is for a 3 lot subdivision and "C" variances. He discussed variances. Mrs. Striefsky and Mr. Reid came forward and were sworn in by Attorney Fleishman. Exhibit A-1 was submitted showing types of houses to be put on lots. Mr. Reid stated he is a PP and AICP since 1977. Vice Chairman Cotton stipulated to his qualifications. Mr. Reid referred to narrative. Aerial shows the property joins a MF-R zone. Application is consistent with land use pattern. Vice Chairman Cotton confirmed it is a corner lot. Mr. Reid stated it fronts on 3 streets. Applicant will comply with setbacks. Parking will be compliant. Two street trees will be planted. Will repair and/or replace concrete. Homes will be single family . There is a shortage of single family homes. There are no negative impacts. Purposes of Zoning were discussed. Mr. Slusher asked about the type of home. Mr. Reid referred to examples on exhibit A-1. Mr. Slusher asked the square footage of the homes. Mr. Reid stated 2000 sf. Engineer Kates stated a 1600 sf footprint is allowed. Mr. Sweeney stated the fronts face on Ocean Ave. Mr. Dill stated lot size would be 6666 sf where 7500 sf required. Parking will be 2 per lot. Engineer Kates stated make sure it is compliant with RSIS. He stated he review the plan and discussed his review. Need street trees to conform. Comply with curb and sidewalks on all streets. Respond in writing. Motion to open to the public made by Mr. Dill and seconded by Mayor Tapp. Mr Helbig, 106 E. Dawes Ave was sworn in by Attorney Fleishman. Mr. Helbig stated he is the chairman of the green team. The tree ordinance has passed. Save oak on corner of Ocean and Campbell. Save trees if possible. Mr. Wong, 105 E. Ocean came forward and was sworn in by Attorney Fleishman. He stated 7500 sf is required lot size. The corner is tight. Traffic backs up. This would add more congestion. Motion to close to the public was made by Mr. Shields and seconded by Mr. Sweeney. Attorney Callaghan agreed to Mr. Helbig's comments. Attorney Fleishman stated motion is for a Minor Subdivision with "C" variances. Conditions are comply with RSIS parking requirements, install curbs and sidewalks, and comply with Board Engineer's report. Attorney Callaghan stated he will file by plan. File maps and mylars. Motion was made by Mr. Sweeney and seconded by Mr. Shields. Secretary Meischker called roll.

Mr. Sweeney-no. 7500 sf is required in zone. Lots too small.

Mr. Dill-no. Same type of application was voted down last month. 7500 is lot size required for zone. Concerns about parking.

Mr. Shields-no. 7500 sf required in zone, should be consistent.

Mr. Shusher-no. need consistency.

Mr. Lombardi-no. Agrees with others comments.

Mayor Tapp-yes. Consistent with neighborhood. Not a negative impact.

Vice Chairman Cotton-yes. No issue. Fits in neighborhood, only 8' short.

Attorney Callaghan asked if he could request a 2 lot subdivision. Vice Chairman Cotton stated it would be better to come back. Attorney Fleishamn stated come back with new application, notice.

Denied

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Motion to open to the public was made by Mayor Tapp and seconded by Mr. Slusher.

Hearing no one, motion to close was made by Mayor. Tapp and seconded by Mr. Lombardi..

Motion to adjourn was made by Mr. Dill and seconded by Mr. Slusher..

Meeting adjourned 8:30.