

REGULAR MEETING
SOMERS POINT PLANNING BOARD

JULY 17, 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 read a resignation letter from Mr. Sharp.

Chairman Striefsky asked Secretary Meischker to call roll.

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

ABSENT: Shields, Sweeney

Also present were Attorney Fleishman and Engineer Kates

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

Chairman Striefsky asked for a motion to approve Decision and Resolution for Giancarlo Granese, 426 Sunny Ave. Motion was made by Mr. Lombardi and seconded by Mr. Cotton.

Chairman Striefsky asked for a motion to approve Redevelopment Plan of Avia NJ Mays Landing, LLC. Motion was made by Mr Cotton and seconded by Mr. Lombardi.

Chairman Striefsky asked for a motion to approve Decision and Resolution for Greate Bay Maintenance Building, Mays Landing Rd. Motion was made by Mr. Slusher and seconded by Mr. Cotton.

Chairman Striefsky asked for a motion to approve Decision and Resolution for Paul and Linda Striefsky, 104 Cleveland Ave. Motion was made by Mr. Dill and seconded by Mayor Tapp.

ACTION WATERSPORTS
65 Dockside Dr., Block 2043/Lot 6 & 6.01 Zoned BF
Amended Major Site Plan

Attorney Fleishman read the request for postponement from Attorney Teitler. Board voted in favor. Attorney Fleishman explained application will be heard August 21, 2024 and applicant will not be required to renotece.

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924 BAY AVE.
Block 1810/Lot 8. Zoned HVW.
Preliminary and Final Site Plan

Attorney Baylinson represented applicant. He stated they will request a waiver for parking. Site was a marina with 45 boat slips. Applicant has DEP and CAFRA approvals. Owner, Mr. Fitzgerald also owns the Anchorage Tavern. Mr. Barnhart came forward and gave his credentials as an engineer. The Board accepted his credentials. He referred to exhibit A-1, site plan. He stated all previous applications had marina approval. A new bulkhead was installed approximately 5 years ago. DEP and Army Corp have approved it. Application is for 33 slips and 12 PWC. The upland improvements are stone parking, walkways, storage facility and bathrooms. There is parking and the balance will be landscaped. Regarding the design waiver, Ordinance has different parking per zone for marinas. DEP standard is .6 spaces per unit (boat or PWC) Attorney Baylinson inquired about the upland area. Mr. Barnhart stated there is no

reason to park on property unless they have a slip. Not all spaces are used all the time. There are no other generators for parking on site. Engineer Kates review was addressed. Mr. Barnhart stated the EIS and traffic report waiver are addressed by their DEP permit. Access is 2 way drive off of Bay Ave. There are 2 trash locations and trash pick up is private. 24' access will work. There are no showers proposed in the bathrooms. This is more of a small sized marina. Have proposed sewer cleanout. There will be 24 hour access. Not busy at night. Harborwalk would be blocked on both sides. The area for the walkway is not blocked, Proposed open space and reserved for Harborwalk in future. The parking standard is .6 and application meets it. The project complies and is good use of the property. Engineer Kates reviewed his report. He stated regarding EIS, traffic and landscaping have been met with the DEP approvals. He supports the traffic waiver. Applicant will submit a landscaping plan. .6 is consistent for parking. 24' access width is acceptable. Construction of the Harborwalk needs a design waiver. The bathroom needs a design waiver. Curb and sidewalk repair is necessary. Bike rack is necessary. Mr. Slusher asked if the number of slips require a shower. Engineer Kates stated it is a lower intensity for PWC. Mr. Slusher asked about an easement for the Harborwalk. Attorney Fleishman stated no. Mr. Barnhart stated it will be built when they can connect to either side. Maybe if applicant comes back to Board in the future it would be required to be built. Attorney Fleishman stated it can be a condition. He asked about hours of operation. Mr. Barnhart stated 24 hours. Attorney Fleishman asked about security controls. Mr. Barnhart stated they are not proposed. Owner will be on site. Attorney Baylinson stated it will be called Waypoint Marina. Mr. Barnhart stated there will be a sign next to the driveway. Engineer Kates asked if there will be boat storage there during winter. Mr. Barnhart stated no. He stated there will be 1 EV space, it is a state requirement. Mr. Slusher confirmed parking is only for users of the marina. Chairman Striefsky asked about landscaping. Mr. Barnhart stated there will be lawn, some at base of sign and trees will be planted. Chairman Striefsky asked about sign location. Mr. Barnhart stated it misses the site triangle. Motion to open to the public was made by Mr. Dill and seconded by Mr. Cotton. Mr. Doebly, 2 Somers Ave. came forward and was sworn in by Attorney Fleishman. He stated he is pleased with the application. He asked about grading. Mr. Barnhart stated there will be clam shells or stone. Mr. Griffiths, 919 Bay Ave. came forward and was sworn in by Attorney Fleishman. He stated he is concerned about the parking. He has no off street parking. Limit trailer parking. Employees at businesses park on the street. View on Bay Ave. is an issue. Trees are not part of the view. Landscaping to be shrubs, no trees. He asked about future development. Attorney Baylinson stated there may be a restaurant in the future. Mr. Griffiths asked about boat launching. Mr. Barnhart stated there is no boat ramp of lift. Mr. Griffiths stated he likes the trash placement. The marina is a good use. Lighting, LED's are bright. The Marina looks reasonable. Motion to close to the public was made by Mr. Dill and seconded by Mayor Tapp. Mr. Slusher asked about LED lights. Engineer Kates said a lighting diagram will be included with landscaping plan. Mr. Dill confirmed any future development has to come back to the Board. Attorney Fleishman and Engineer Kates confirmed. Attorney Fleishman stated the motion is for Preliminary and final site plan approval with design waivers and conditions. Number of spaces, drive aisle width. Harborwalk shown but not built. Compliance with Engineer Kates' review. Also included, no winter storage, landscaping and lighting, signage conforms, no boat launch. Attorney Baylinson confirmed they are transient slips. Motion was made by Mr. Cotton and seconded by Mr. Dill. Secretary Meischker called roll.

Mr. Dill-yes. Will be an improvement. Comfortable with developers.

Mr. Cotton-yes. Welcome addition to City. Is a low impact development..

Mr. Shusher-yes. Historical.

Mr. Lombardi-yes. Site improvement.

Mayor Tapp-yes. Variances on parking, waivers, retaining wall..

Chairman Striefsky-yes. Glad for development..

Approved

It was announced there will be a special meeting July 31 at 5:00 pm. There will be a special August meeting with Council for the Master Plan.

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

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

Motion to adjourn was made by Mr. Dill and seconded by Mayor. Tapp..

Meeting adjourned 8:00.

