

APPROVED MINUTES
REGULAR MEETING OF THE SEA BRIGHT UNIFIED PLANNING/ZONING BOARD
TUESDAY, April 11, 2023

Call to Order and Flag Salute

Chairman Cunningham called the meeting to order at 7:30 p.m. and requested those present to join in the Pledge of Allegiance.

Open Public Meetings Statement

Good evening, Ladies and Gentlemen.

This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press on January 26, 2023, filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

ADMINISTRATIVE MATTERS

Attendance Roll Call

Present: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Lawrence, Leckstein, Zelina
Absent: Kelly, Schwartz

Also attending: Board Planner Jennifer C. Beahm and Board Secretary Candace B. Mitchell

Approval of 3/28/22 Regular Meeting Minutes

Board member Marc A. Leckstein, Esq. offered a motion to approve the minutes. Second was offered by Board member Peggy Bills, and the motion carried on the following roll call vote:

Ayes: Bills, Cashmore, Cunningham, DeGiulio, DeSio, Lawrence, Leckstein

Nays: none

Approval of 3/28/22 Executive Session Meeting Minutes

Board member Marc A. Leckstein, Esq. offered a motion to approve the minutes. Second was offered by Board member Peggy Bills, and the motion was carried upon a unanimous voice vote of eligible members.

ITEMS OF BUSINESS

Application No. 2023-01

16 Via Ripa Properties, LLC

16 Via Ripa Way, Bl. 31, L. 6

The Board received a request from Attorney Rick Brodsky, Esq. to carry the application to the April 25th meeting.

A motion to carry the application was offered by Mark Leckstein and seconded by Elizabeth DeGiulio. The motion carried upon a unanimous voice vote of members.

Application No. 2023-02

Exquisite Relief, LLC.

1052 Ocean Avenue, Unit 8, Bl. 16, L. 9

Variance for a Change in Use from Class 2 to Class 4 (Personal Service)

Present for the application were attorney Daniel O'Hern, Jr., Esq. and Exquisite Relief, LLC. owner/operator Chelsea Pape.

The following exhibits were submitted:

- A1 – Borough of Sea Bright Unified Planning-Zoning Board Certified Application, dated 2/21/23
- A2 –Borough of Sea Bright Application for Zoning Permit, dated 11/22/22 (denial)
- A3- Photos of Subject Property (10 images)
- A4- Commercial Lease Agreement between Property Owner and Applicant, dated 12/22/22
- A5 – Architectural Plans entitled Interior Renovations for 1052 Ocean Avenue (2 sheets) by James T. Daley Architects and Associates (last rev. date 11/18/22)
- 3/13/23 Board Planner Report of Jennifer C. Beahm, P.P.

Board Attorney Ben Montenegro informed those present that the applicant's noticing has been reviewed and was found complete and satisfactory, and the Board took jurisdiction of the application.

Applicant Attorney Dan O'Hern opened his presentation by asking business owner/operator Chelsea Pape to describe the business she plans to open at 1052 Ocean Avenue, Unit 8. Chelsea Pape was sworn in to testify. Her intent is to renovate the interior of the unit to have a personal services business and to replace the exterior awning sign. Services will include facials, massages, waxing, and the sale of personal care products. Ms. Pape has worked as a licensed massage therapist since 2016 and has taught massage beginning in 2018. Ms. Pape worked for seven years for a personal care company called "Massage Envy." She then created her LLC and has worked closely with a business in Sea Bright called "Perspirology."

Staffing will total six, with Ms. Pape as manager. There will be two front desk staff members and three licensed therapists on staff. The business will consist of three rooms for massage. Ms. Pape is planning business hours of 9 a.m. to 8 p.m. on weekdays and 9 a.m. to 6 p.m. on weekends. If extra hours are requested she will look into expanding the hours.

She was asked how many customers her store could accommodate in a day. Ms. Pape answered that it depends on the services chosen by the client. The most popular services for facials and massages last 90 to 120 minutes. At most there could be thirty-three customers in a day. Most likely the number of customers would be half that. Mr. Leckstein asked for confirmation of three customers, one per room, at a time, and Ms. Pape answered, yes. She said there may be additional persons in the waiting area awaiting their appointments, making appointments, and purchasing personal care products. He also asked her if she would expand to include the outdoors. She said, no. She might like to expand the number of services offered to include lash tinting and eyebrow tinting.

Another question was whether there would be medical services, such as Botox injections, offered. Ms. Pape answered, no. She would have to have a doctor on staff to offer medical services. Board Planner Jennifer Beahm asked Ms. Pape if she would be willing to come back for Board approval if she wants to expand services. She stated that she would be willing to come back to the Board.

Councilman Bieber asked Ms. Pape her time frame for opening the store. She is hoping to have everything in place and open at the beginning of summer.

Parking was discussed. Ms. Pape stated there is no on-site parking, but she is comfortable that parking can be accommodated by the municipal parking lot, which is just across the street. Stephen Cashmore let her know that parking permits for employee spots are available through the Police Department. Councilman Bieber mentioned that the Borough is looking into finding ways of offering additional employee parking.

A motion to approve the application for a change in use was offered by Marc Leckstein, with special conditions requiring the limitation of one customer per room at a time, and no medical services to be offered without a return to the Board for amended approvals. A second to the motion was offered by Councilman Bieber, and the motion carried on the following roll call vote:

Ayes: Bieber, Bills, Cashmore, Cunningham, DeGiulio, DeSio, Lawrence, Leckstein, Zelina
Nayes: none

OTHER BUSINESS

Board Planner Jennifer Beahm discussed resolution compliance for Application No. 2022-15, William A.G. Inc., 1106 Ocean Avenue, Bl. 13, L. 37. The application had been approved for the variance relief needed to enlarge the apartment on the second floor and add a small third floor. Ms. Beahm advised the Board that she is not comfortable signing off on resolution compliance.

The revised plans show a structure with a deck that is triple in size to what had been presented. Instead of 1/3 of the roof being utilized, almost the whole roof is now being used. She stated it is vastly different from what had been discussed. She recommends the applicant return to the Board with their revised plans.

Councilman Bieber stated that when the Board approves the final version of the plans, nothing should change after that.

Attorney Montenegro advised that the applicant will have to renote for the hearing to discuss the revised plans. Applicant Attorney Kevin I. Asadi will be contacted regarding this decision.

Public Comments

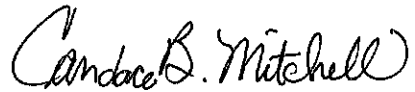
There were no members of the public wishing to speak.

CLOSING ITEMS

The Chairman announced the next regular meeting to take place on April 25, 2023.

With no further business, the meeting was adjourned at 8:00 p.m. on a motion offered by Mr. Leckstein, seconded by Chairman Cunningham, and carried upon a unanimous voice vote by the Board members.

Respectfully submitted,

A handwritten signature in cursive script that reads "Candace B. Mitchell".

Candace B. Mitchell, Board Secretary