

PLANNING BOARD

JUNE 1, 2022

PRESENT: Rick Meyer, Ted Protonentis, Jay McDermott, William Lindsay, Bob Forte, Kathleen West, Lou Fierro and Tom Carvelli

ABSENT: Mike DeBlasio and Tony Almeida

ALSO, PRESENT: Board Attorney Doug Kovats, Esq., and Board Secretary April Claudio

At approximately 7:00 p.m. the secretary stated that adequate notice of this meeting of the Planning Board was sent by email to our official newspapers, the Coast Star and the Asbury Park Press on May 17, 2022 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Kovats administered the Oath of Office to Mr. Carvelli.

Workshop: Mr. Kovats gave a brief explanation of the application on the agenda. The Site Plan Advisory Committee prepared a report stating that a waiver of site plan requirements could be granted. The Board can vote to waive the minor site plan requirements or not.

Mr. Meyer made a motion to waive the reading and approve the minutes of the May 16, 2022 meeting, which was seconded by Mr. Protonentis and approved by the following vote:

AYES: Mr. Meyer, Mr. Protonentis, Mr. McDermott, Mr. Lindsay, Mr. Forte, and Ms. West

NAYS:

ABSTAIN: Mr. Carvelli and Mr. Fierro

JENNA CAMPFIELD – 1202 MAIN STREET

Appearing for this application was Ms. Campfield and her attorney, Benjamin Nadell. Exhibits marked: A1 application, A2 survey, A3 amended page 4 of application, A4 photo elevation, PB1 Site Plan Advisory Committee letter. Mr. Nadell stated the property is in the CBD-2 zone. Ms. Campfield is owner and operator of Hazel Boutique which is next door to an old barber shop. The same person owns the property even though they are separate buildings. Ms. Campfield would like to expand her retail operation into the barber shop. There will be no exterior alterations to either unit. There are no variances being requested. Only seeking approval for change of use.

Ms. Campfield has stores in LBI, Ramsey and a warehouse in Lake Como. The store sells clothing, accessories and home décor. She would like to use the new storefront to sell more home décor. The hours of operation are Monday-Friday, 10 am to 6pm, Saturday 11 am to 5 pm and Sunday 12 pm to 4 pm. There are about 2-4 or 5-6 employees on at one time. Deliveries occur via FedEx and UPS. Large packages are delivered to the warehouse in Lake Como. Employees park on 12th Avenue or by the school. There is two-hour parking out front, but shoppers don't stay that long. Trash and recycling are minimal and put out per the town schedule. Signage on the new storefront will match the existing business in design but say "Hazel Home".

Mr. Protonentis asked if there is an interior connection between the store fronts. There is not.

Public: None

Mr. Kovats stated the Board would be voting to agree or disagree with the Site Plan Advisory Committee as to whether or not the site plan requirements can be waived.

The Board agreed to vote in favor of waiving the minor site plan requirements and wished the applicant success.

Mr. Lindsay made a motion to approve the waiver and the application, which was seconded by Mr. Meyer and approved by the following vote:

AYES: Mr. Meyer, Mr. Protonentis, Mr. Forte, Mr. McDermott, Mr. Lindsay, Mr. Carvelli, Mr. Fierro and Ms. West

Mr. Meyer made a motion to adjourn the meeting, which was seconded by Mr. Protonentis and approved unanimously.