

Zoning Board Minutes of  
May 14, 2019

Announcement by the Chairman that the meeting is being held in accordance with the Open Public Meetings Act, Chapter 231, Public Law 1975. Adequate notice of the meeting has been provided to the Coaster and the Asbury Park Press. All notices are on file with the Board Secretary. Official action may be taken on matters listed below.

Roll Call

Members in Attendance: Chris Avallone, Dan Harris, Russell Lewis, Brittany Ashman, Melanie Chongolola-Nester, Stephanie Hunnell, Eric Galipo, Chris Gonzales

Members Absent: none

Staff: Jack Serpico, Esq., Donna Miller, PP, AICP, CFM (CCH), Jason L. Fichter, PE, PP, CFM, CME (Insite), Douglas D. Clelland, PE (InSite), Michele MacPherson (State Shorthand), Irina Gasparyan (Board Secretary)

Meeting begins at 7:04 pm

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**A. Minutes:** Approval of Minutes of Meeting of April 23, 2019

Motion: C. Avallone Second: D. Harris All in favor

**B. Executive Session:** A written resolution adopted by the Board for the executive session at the meeting.

Motion: C. Avallone Second: E. Galipo All in favor

Resume to order –7:17pm Roll Call

**C. Applications:**

**1. David Bassir & Karen Propp (carried from March 26, 2019)**

**1219 First Avenue, block 1705 lot 22, R1 Zone**

**Bulk variances and waivers to renovate an existing shed to function as a music and recording studio for private use**

E. Galipo recused himself from this application

Richard Tilton, Esq. for applicant

1<sup>st</sup> witness: Earl Jackson, Architect- sworn in

C. Avallone: concerned about sound remediation in neighborhood

D. Miller: architect qualified to do acoustic design, diff instruments have various

2<sup>nd</sup> Witness- David Bassiri, applicant- sworn in. Asked to describe current music activities. Not for commercial uses.

Electric guitar, digital music, drums. Currently doing in home. No complaints from neighbors.

R. Lewis: concern about future use of property

Board prof Q's: Miller: size of space

Public Q's: none

3<sup>rd</sup> witness- Allison Coffin, Lic. Prof. planner for applicant- sworn in- describe property, activity & use, variances

S. Hunnel: Q for D. Miller- D1 variance

D. Miller: agree D1 not req. for personal recreation accessory use

B. Ashman: off-street parking location

D. Harris: outdoor shower

E. Jackson- not shower, rinsing station

Public Q's:

Werner Baumgartner: What is primary variance? Increasing building?

J. Serpico: Only bulk variances req, use variance no longer applies.

No more public Q's

C. Avallone: concerned about the future of property & mitigate sound disturbance  
B. Ashman: ask professionals what other type of use can be used in space in future?  
J. Serpico: D1 variance not required, future change of use and structure would require permits, & make it a condition of approval that commercial use be prohibited.  
R. Lewis: appreciate that using existing structure, not increasing  
D. Miller: 7W led red illumination light on structure  
B. Ashman: new ac units? Location?  
E. Jackson: one wall mount unit. SW corner of prop  
Any other comments/Q? none

R. Tilton: looking for C variance, would not be for professional use.  
C. Avallone: willing to provide sound mitigation  
J. Fichter: if can provide sound study

Public comments: None

Avallone: Conditions- Solely personal use; Max sound condition- Serpico will create condition; No D variance

Motion to approve with conditions: C. Avallone Second: D. Harris

In favor: Chris Avallone, Dan Harris, Russell Lewis, Brittany Ashman, Melanie Chongolola-Nester, Stephanie Hunnell, Chris Gonzales

Recused: E. Galipo

Opposed: None

#### **APPROVED**

Motion to recess: 8:47pm C. Avallone 2<sup>nd</sup>: S. Hunnel All in favor

Resume – 8:54 pm Roll Call

## **2. Vallario Properties, LLC (carried from January 22, 2019)**

### **1000 Grand Avenue, block 3404 lot 14, PO Zone**

Site Plan, bulk variances and waivers for three residential units

Andrew Karas, Esq. for the applicant

Cont. of prior hearings

1<sup>st</sup> Witness: Joseph Kociba, engineer for applicant, sworn in

Exhibit A-8 highlighted copy of plan set revised

Revisions: Eliminate 2 driveways, provide parking in rear w/ 3 garages, 4 parking stalls, changed front access driveways to rear. Setback Grand Ave to allow parking, reduced FAR, bldg. coverage reduced to conform, height conforms, increased rear yard setback, removed all parking & driveways from Grand Ave.

Exhibit A-9: average setbacks

Board professionals sworn in

D. Miller: front steps don't count in front setback

J. Serpico: Prevailing setback is used.

C. Avallone: point out all parking, what is surface of parking?

J. Kociba: Asphalt

E. Galipo: talk about storm water mgmt.

Exhibit A-10 Drainage & grading

B. Ashman: traffic, density

A. Karas: stormwater maintenance can be filed w/ deed as suggested by engineer; Street trees

R. Lewis: ETSC has list of approved street trees

J. Kociba: Lighting explanation. Downcast mounted led

E. Galipo: trash refuse

C. Avallone: appreciate all modifications that board requested

A. Karas: address Engineer report- stormwater, sidewalk, driveway apron

Further Q's?

D. Miller: utility meter location?

Public Questions:

W. Baumgartner- lighting fixtures- mounting height, night sky friendly definition, light temp, spillage, setback measurements.

2<sup>nd</sup> Witness- Joseph Walker, architect for applicant- sworn in

Exhibit A-11: FAR- pg. A-1 of arch plans

J. Walker: Described Interior layout, stairs, garage

B. Ashman: comment about bldg. not fitting into neighborhood

D. Miller: mimic schemes in neighborhood, shouldn't pick elements from all & incorporate

E. Galipo: provided roof plan. Can make it part of resolution compliance

A. Karas: Exhibit A-9 sited several examples of Victorian arch

D. Miller: Can mechs be located at ground level?

J. Walker: no, due to parking area

A. Karas: too close to property line

E. Galipo: setback on N side. 2<sup>nd</sup> floor porch close to property line. Can uncovered porch be eliminated? Issue w/ amount of windows & glazing on 2<sup>nd</sup> floor

J. Walker: 2<sup>nd</sup> floor is living areas, for privacy on 1<sup>st</sup> floor

E. Galipo: consistency of style, expression with proportions

A. Karas: no consistency on all of street

Motion to open to Public Qs: C. Avallone

W. Baumgartner-Mansard roof style, design guidelines for roof, style of porches

J. Walker: "Victorian" style, Mansard roof included in ordinance

D. Miller: ask to read whole section of ordinance

A. Karas: last witness, planner

C. Avallone: have to table witness for further date

A. Karas: Can engineer be excused from further date, everyone done with?

C. Avallone: set date for next. June 25, may be 3<sup>rd</sup> or 4<sup>th</sup> on agenda. Will you waive any time constraints that may be involved?

A. Karas: I do

Motion to carry to June 25, 2019: C. Avallone                      Second: D. Harris                      All in favor

M. Chongola-Nestor excused 10:20pm

**D. Discussions and Correspondence: None**

**E. Resolutions:**

1. Resolutions memorializing Board professionals for 2019.

Motion to approve all resolutions: C. Avallone                      Second: D. Harris

In favor: Chris Avallone, Dan Harris, Russell Lewis, Brittany Ashman, Stepanie Hunnell, Eric Galipo, Chris Gonzales

2. Resolution appointing Zoning Board Secretary- Irina Gasparyan for the balance of year 2019.

Motion: C. Avallone    Second: B. Ashman

In favor: Chris Avallone, Dan Harris, Russell Lewis, Brittany Ashman, Stepanie Hunnell, Eric Galipo, Chris Gonzales

3. Resolutions memorializing Conflict Board planner and engineer for conflict board professionals for 2019.

Motion to approve two resolutions: C. Avallone      Second: R. Lewis

In favor: Chris Avallone, Dan Harris, Russell Lewis, Brittany Ashman, Stepanie Hunnell, Eric Galipo, Chris Gonzales

Motion to adjourn: C. Avallone

Second: E. Galipo

All vote in favor

Meeting adjourned: 10:27pm