

Zoning Board Minutes

July 23, 2019

Announcement by the Chairman that the meeting is in compliance with the Open Public Meetings Act, Chapter 231, Public Law 1975. Adequate notice of this meeting has been provided to the Coaster and Asbury Park Press. All notices are on file with the Board Secretary.

Board Members in Attendance: Chris Avallone, Russell Lewis, Daniel Harris, Eric Galipo, Chris Gonzales

Board Members Absent: Brittany Ashman

Board Staff: Jack Serpico, Board Attorney, Donna Miller (CCH), Michele MacPhearson (State Shorthand), Irina Gasparyan, Board Secretary

A. Applications:

- 1. Nesbitt, Deanne (carried from June 25, 2019)**
815 Dunlewy Street, block 1905, lot 9, R1 Zone
Bulk variance for 2nd story addition to single family house.

Deanne Nesbitt, applicant and home owner, sworn in

Nesbitt: Explained circumstance and described project

Miguel Martin, architect, sworn in, provided credentials.

Donna Miller, board planner, sworn in.

Martin: Exist home non-conform on north side, building covg 27.2% decided to slide addition over to conform
Exhibit A-1: Proposed Site plan

Galipo: can align addition with existing house vs. moving over?

Nesbitt: originally wanted it to be in line, but didn't want to have more variances.

Serpico: Can subject to revised plans

Galipo: think nice that reduces setback, but not sure if necessary bc it exists

Miller: technically there would be new non-conformity

Martin: would love it to be in line

Galipo: still would need variances

Russel: not uncommon for board to grant these reliefs

Galipo: page A-3 roof plan; if align addition to existing footprint, just concern about how

Miller: did board or applicant ok with all other recommendations?

Martin: ok with all report recommendations

Avallone: no objection to that Ms. Nesbitt?

Nesbitt: No

Miller: did you talk to neighbors about tree?

Nesbitt: not yet, but plan to

Galipo: as architect, do u see any trouble w/ roof line if change plans?

Martin: would carry gable all the way to back

Galipo: think this would be better for you

Galipo: if went to Donna for resolution compliance, would be fine with not requiring them to come back
Open to public Q's

Ernest Mignoli: were neighbors notified?

Serpico: Yes, and notices checked twice

Avallone: open up for public comments

Mignoli: sworn in; upon notification, adding second floor, why didn't neighbors come.

Close Public comments

Conditions:

Arch prepare submit revised plans

Gutters directed onto site away from neighbors

Arch features recommended by board for cladding & roof alignment

Revised arch plans to donna for resolution compliance, distribute to board, and if everything ok, move forward. If not, ask to come back to the board.

Motion to approve: Avallone Second: Harris

In Favor: Chris Avallone, Russell Lewis, Daniel Harris, Eric Galipo, Chris Gonzales

Opposed: none

Application **APPROVED**

2. Advanced Development Group, LLC (carried from June 11, 2019)

300-302 First Avenue, block 3306 lots 2 & 3, R1 Zone

Motion to carry: Avallone Second: Lewis All in Favor

Application **CARRIED to Sept. 24, 2019**

3. Vallario Properties, LLC (carried from June 25, 2019)

1000 Grand Avenue, block 3404 lot 14, PO Zone

Motion to carry: Avallone Second: Lewis All in Favor

Application **CARRIED to Sept. 10, 2019**

B. Minutes: Motion to approve minutes of July 9, 2019: Avallone Second: Lewis All members in favor

Motion to adjourn: Avallone Second: Galipo All in favor

7:29 meeting adjourned