

**Zoning Board Minutes**  
**Annual Reorganization Meeting**  
**January 7, 2020**

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, Jill Potter, Tim Szlyk

Board Members Absent: Brittany Ashman & Chris Gonzales

Board Members Recused:

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

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**A. Executive Session:** Discuss Board staff re-appointments

Written resolution was adopted by the Board for the executive session

**B. Annual Board Reorganization:**

1. Temporary appointment pending permanent appointment by the Zoning Board  
Temporary Chairperson- Motion for Christopher Avallone : Lewis Second: Galipo  
All in favor  
Temporary Board Secretary- Motion for Irina Gasparyan: Avallone Second: Galipo All in favor
2. Nominations and vote for 2020 offices:  
Chairperson: **Christopher Avallone** Motion: Lewis Second: Galipo All in favor  
Vice-Chairperson: **Russell Lewis** Motion: Avallone Second: Harris All in favor  
Board Secretary: **Irina Gasparyan** Motion: Avallone Second: Lewis All in favor  
Recording Secretary: **State Shorthand Reporting Service, Inc.** Motion: Avallone  
Second: Lewis All in favor  
  
Board Attorney: **Jack Serpico** Motion: Avallone Second: Harris All in favor  
Board Planner: **Clarke Caton Hintz** Motion: Avallone Second: Lewis All in favor  
Board Engineer: **Insite Engineering** Motion: Avallone Second: Lewis All in favor
3. Conflict Professionals for 2020:  
Conflict Board Engineer: **T&M Associates** Motion: Avallone Second: Harris All in favor  
Conflict Board Planner: **T&M Associates** Motion: Avallone Second: Harris All in favor

Serpico: State on record that City is still under state monitor and as such as long as all rates remain the same, don't need to go out to bid and can appoint same as last year.

Avallone: conflict attorney how does that stand?

Gasparyan: Planning board has decided to have Serpico find conflict attorney on as needed basis, can do the same

Avallone: Jack is that what recommend?

Serpico: yes will find appropriate person as conflict should need arise.

4. 2020 Zoning Board Official Newspaper: **Asbury Park Press and The Coaster**  
Motion: Avallone Second: Lewis All in favor

5. 2020 Zoning Board Meeting Schedule Motion: Avallone Second: Galipo All in favor

6. Zoning Board Committees: By-Laws Committee  
Avallone: committee met, have draft completed, will go out to review before next meeting.

D. **Minutes:** Approval of Minutes of meeting of December 10, 2019  
Motion: Avallone Second: Lewis All in favor

E. **Applications:**

1. **Paul & Thomas Eagan**

**507 Bond Street, block 2503 lot 7, R1 Zone**

Bulk and use variances for addition to a multifamily structure including a parking lot.

John Rihacek, attorney for applicant, appeared in person, waive all time constraints and ask to be carried to next available date.

Motion to carry application to March 3, 2020 without notice: Avallone Second: Lewis All in favor

**Application CARRIED**

2. **215 Borden Properties, LLC / 1302 Mattison, LLC**

**215 Borden Avenue & 1302 Mattison Avenue, block 1101 lot 25 and block 1101 lot 23, R1A Zone**

Use variance for three family structure and site plan for adjoining lot with pre-existing 2 family structure.

Serpico: We have a letter from them authorizing and waiver of time constraints

Motion to carry application to March 3, 2020 without notice: Avallone Second: Lewis All in favor

**Application CARRIED**

Motion to adjourn: Avallone Second: Lewis All in favor

Meeting adjourned: 7:42pm