

Zoning Board Minutes
Annual Reorganization Meeting & Regular Meeting- Virtual
January 25, 2022

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: Christopher Avallone, Russell Lewis, Daniel Harris, Jill Potter, Tim Szlyk, Brittany Ashman, Bonnie Nach & Wendi Glassman

Board Members Absent: none

Board Members Recused: none

Board Staff: Jack Serpico, Board Attorney; Donna Miller (CCH); Doug Clelland (Insite)

A. Appointment/Re-appointment of Zoning Board Members: Oaths of Office

1. Daniel Harris
2. Jill Potter
3. Bonnie Nach

B. Annual Board Reorganization:

1. Temporary appointment pending permanent appointment by the Zoning Board
Temporary Chairperson- Christopher Avallone
Temporary Board Secretary- Irina Gasparyan
Temporary Board Attorney- Jack Serpico

Motion for Temporary Appointments pending permanent appointment: Lewis **Second:** Potter
All in favor

C. Executive Session: Discuss Board staff re-appointments

Motion by: Avallone **Seconded by:** Lewis **All in favor**

Written resolution was adopted by the Board for the executive session

D. Annual Board Reorganization (Cont.):

2. Nominations and vote for 2022 offices:

Chairperson: Christopher Avallone	Motion: Lewis	Second: Ashman	All in favor
Vice-Chairperson: Russell Lewis	Motion: Avallone	Second: Ashman	All in favor
Board Secretary: Irina Gasparyan	Motion: Avallone	Second: Lewis	All in favor
Board Attorney: Jack Serpico	Motion: Avallone	Second: Lewis	All in favor
Board Planner: Clarke Caton Hintz	Motion: Avallone	Second: Potter	All in favor
Board Engineer: Insite Engineering	Motion: Avallone	Second: Potter	All in favor
Recording Secretary: APTV	Motion: Avallone	Second: Lewis	All in favor

3. Conflict Professionals for 2022:

Conflict Board Engineer: T&M Associates	Motion: Avallone	Second: Lewis	All in favor
Conflict Board Planner: T&M Associates	Motion: Avallone	Second: Lewis	All in favor

Conflict Board Attorney: **Beekman Law Firm** **Motion:** Avallone **Second:** Lewis **All in favor**

Russell: conflict attorney has agreed to appointment?

Serpico: yes they have in past and I am sure they will should need arise.

4. 2022 Zoning Board Official Newspaper: **Asbury Park Press and The Coaster**

Motion: Avallone **Second:** Lewis **All in favor**

5. Confirmation of the 2022 Zoning Board Meeting Schedule (previously adopted in October 2020)

Motion: Avallone **Second:** Harris **All in favor**

E. Minutes:

- a. Minutes of the December 14, 2021 Regular Meeting

Motion: Avallone **Second:** Ashman **All in favor**

F. Applications:

1. **ZB-2021-09**
503 8TH Ave, LLC

503 Eighth Avenue, Block 3703, Lot 4, R1 Zone

Minor Subdivision with d(2) variance of a pre-existing non-conforming use.

Motion to carry to 3/8/22 with new notice: Avallone **Second:** Harris

All members vote in favor

Application CARRIED

2. **ZB-2021-10 (Carried from 1/11/21 without notice)**
Justin Neden

830 Dunlewy Street, Block: 1801 Lot:14 R-1 Zone

Applicant is seeking c variance for one story addition of bathroom and laundry

Avallone: any gutters on house?

Neden: yes plan to drain to back of my property

Ashman: I don't see any problem, everything is staying the same, makes sense what's proposed, as long as stormwater directed away from neighbors.

Avallone:

Serpico: I put in that fence will be relocated to rear building line & 4' tall

Motion to approve application: Avallone **Second:** Lewis

All members vote unanimously in favor

3. **ZB-2021-13**
Rimal, Arun

1212 Sunset Avenue, Block 2303, Lot 6, R-1 Zone

Applicant is seeking c variances for proposed 2 story rear addition

Arun Rimal, Applicant and engineer, sworn in

Salvatore Corvino, Planner for applicant, sworn in

Rimal: propose rear 2 story addition &

Avallone: can u describe easement that you have when purchased property

Rimal: easement with the garage in rear, maintained as driveway shared but survey indicates that garage was there.

Serpico: cross easement agreement between 2 properties for access to rear of properties.

What was the reported easement agreement

Corvino: rear deck that extends 14x10 and extension of driveway to garage. Proposed addition on second floor w/ small balcony off rear. Improvements to kitchen, add small ¾ bath & open plan for living, & addition to master. AC cond placed in rear. In prior submission had balcony at front & eliminated. Front porch maintained.

Avallone: what material driveway

Rimal: want to match brick pavers we want to match

Serpico: review easement agreement. If no variance or exception needed for driveway then they could put the driveway there.

Miller: pg 7 of report- have to prove that it works & safe. From our perspective don't think it functions.

Avallone: I am concerned about that too

Nach: what I find is older homes have narrow garages that don't work now

Avallone: find backing out 90' is problematic

Ashman: technically its allowed to have driveway & technically can drive cars there

Clelland: based on numbers provided, if they reduced below 1000 sq ft they wouldn't have to provide stormwater mitigation. As for driveway, it would be difficult. Adding the area in rear would add impervious but would help in turning car.

Avallone:

Corvino: I think we could reconfigure the rear and show turning diagram

Ashman: Where is existing building

Clelland: something showing turning radius we use autocad

Serpico: I think that's what the board is looking for

Glassman: shared driveway so neighbor can also use and may not have a similar small car

Ashman: it doesn't matter, they have the right to use the easement. If they decided they could pave it now & use it

Lewis: I could tell you I was going to question the 3' deck in rear

Rimal: reason is southern facing & nice to sit out there

Lewis: problem is you would be able to see into neighbors yard & windows

Ashman: I agree although nice not necessary because of proposed deck

Corvino: spec sheets for siding, railing & windows

Miller: good detail on fence & gate, railing

Motion to carry to 2/22/22 without further notice: Avallone **Second:** Lewis

All members vote in favor

Application CARRIED

G. Adjournment:

Motion to adjourn: Avallone **Second:** Harris **All in favor**

Meeting adjourned: 9:06pm