

Zoning Board Minutes
Regular Meeting
February 11, 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, Jill Potter, Tim Szlyk, Brittany Ashman & Eric Galipo

Board Members Absent: Chris Gonzales

Board Members Recused: Jill Potter & Russel Lewis, respectively

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

A. Roll Call

B. Minutes:

1. Approval of Minutes of January 7, 2020 reorganization meeting
Motion to approve: Avallone Second: Lewis All in favor
2. Approval of Minutes of January 28, 2020 regular meeting
Motion to approve: Avallone Second: Lewis All in favor

C. Resolutions:

1. Appointing Board Attorney 2020
Motion to approve: Avallone Second: Lewis All in favor
2. Appointing Board Planner 2020
Motion to approve: Avallone Second: Ashman All in favor
3. Appointing Board Engineer 2020
Motion to approve: Avallone Second: Lewis All in favor
4. Appointing Board Secretary 2020
Motion to approve: Avallone Second: Lewis All in favor
5. Appointing Board Recording Secretary/Stenographer 2020
Motion to approve: Avallone Second: Ashman All in favor
6. Appointing Board Conflict Planner 2020
Motion to approve: Avallone Second: Lewis All in favor
7. Appointing Board Conflict Engineer 2020
Motion to approve: Avallone Second: Lewis All in favor

D. Applications:

1. James Condos (Carried from December 10, 2019)

1511 Park Avenue, block 3606 lot 5, R1 Zone

Jill Potter was recused

Bulk and use variances for construction of a rear deck.

James Condos, owner and applicant, sworn in

Exhibit A-3: 1509 Park Ave deck plans

Condos: can confirm that surrounded by decks.

Exhibit A-2: revised plans

Condos: can slide the stair back

Board planner sworn in

Allison Coffin, Licensed Professional Planner for applicant, sworn in

Ashman: can you review variances

Coffin: described the variances required

Lewis: testified that neighbor deck is there, do we know the dimensions?

Coffin: appears deck granted will be more conforming. Don't know the dimensions.

Avallone: which stair provides better in your opinion? Would say if we would move toward more conforming

Miller: closer to building

Galipo: I'm fine w/ stair in either configuration. Also helpful that you negotiated

Lewis: agree its improvement, I'm fine w stair in either place

Condos: I'll try to find smaller stair

Avallone: have anything to add

Serpico: can u give overview of positive- negative criteria

Coffin: as far as d2, technical, not adding anything. Regard to bulk variances- this is clearly hardship. Pre-existing non conform use. lot existing narrow, deck is reasonable & typical accessory. Relief is necessary. AC unit setback. No detrimental impact to grant. Master plan states townhouses should be considered beneficial use.

Condos: condenser can stay where it is? Would prefer to leave it.

Open to public for questioning. Open to public comment.

(none)

Ashman: agree w/ everything said, unique situation, did best to not encroach on neighbors.

Avallone: I too will leave it up to you to decide which design

Condos: I'll go with option A1 on the corner.

Coffin: if approve that one & decide to do smaller, you can

Lewis: if u decide to move its fine also

Motion to Approve: Ashman Second: Harris

All members vote in favor

APPLICATION APPROVED

2. Peter Gaylord and Dennis Wierl

1201 Bridge Street, block 2104 lot 18, R1 Zone

Bulk variances for second-floor addition to a single-family residential house.

Russell Lewis was recused

Anthony Condouris, architect for applicant, sworn in

Condouris: Lot is non-conforming

Board planner sworn in

Miller: had brief conversation, we're going to let arch present drawings, based on what was submitted to us, appears height is over. If over 10%, then D variance. If comes out from arch testimony, then will be regular c variance. Let arch testify to see if conforming for FAR as well.

Condouris: height measured from ground to rafters. Existing house. basically squaring off sides. Gambrell roof framing. Area on 3rd level not as large as level below. Also has gambrell below.

We are over limit of calling it a 3rd story. Over by 30 sq ft. Top dimension between eave & ridge. So if measure under that, measures under height

Miller: can u point it out again

Condouris: so when measure from highest point of roof.

Miller: I would measure from the peak.

Condouris: accord to my measurements which are done on a computer, they measure to midpoint of roof, under 33'

Avallone: lets bottom line this. Yes or no on d variance.

Galipo: bc its not simple triangle, have to decide if measure from bottom of

Avallone: splitting hairs, I would say its prob not

Galipo: its exp of existing, and as long as neighbor is not

Galipo: can tell what far ratio is existing?

Avallone: is lot undersized?

Miller: yes, by 50'

Serpico: consensus that there is no need for height variance (d)

Condouris:

Miller: intent is to demolish existing 2nd flor

Condouris: keeping dormer & some parts

Miller: talk about whether increasing # of bedrooms.

Condouris: bedroom count is actually same. The master bd is remaining same. Main master bd is on 3rd floor.

Applicants have parents that will use 2nd floor bd as 2nd master

Avallone: issue of chimney in report

Condouris: adding another chimney that's not on plans. Direct vent chimney.

Miller: keeping vinyl siding? On elevation drawing on back of house don't show vent so need to accommodate that.

Condouris: speaking of siding, stucco will be refaced & new siding will match stucco. New windows will have grilles to match.

Harris: grilles permanent or removable?

Wierl: decorative, they're inside windows.

Miller: so plans were talking about are Alternative 1 plans?

Condouris: correct

Nancy (Amy) Connor, 1203 bridge, sworn in: wife and I are fully in support of what my neighbor doing

Miller: her roof is one closest to side

Close public comments

Ashman: **support application**, only concern is northern façade which is neighbors roof. Think it's an upgrade, even for the neighbor.

Galipo: finished grade of street is also changing significant. I commend for staying in the footprint.

Harris: making this easy

Serpico: Conditions- time for 1 year limitation, publication of approval, zoning plans showing chimney changes, roof design Alternative #1 is being approved, finding no height variance needed, rest of variances required will be listed.

Motion to Approve: Galipo Second: Ashman

All members vote in favor

APPLICATION APPROVED

Motion to Adjourn: Avallone Second: Galipo All in favor

Meeting Adjourned: 8:07pm