Zoning Board Minutes of
February 26, 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, Stepanie Hunnell
Members Absent: Eric Galipo, Chris Gonzales
Staff: Jack Serpico, Esq., Donna Miller, (CCH), Jason Fichter, (InSite), Michele MacPherson, (State Shorthand), Barbara VanWagner (Bd Secy)
Meeting begins at 7:00 pm

A. Minutes: Approval of Minutes of Meeting of January 22, 2019
   Motion: Chris Second: Russell All in favor

B. Applications:

1. Michael P. Hurst
   610 Third Avenue, block 2704 lot 4, R1 Zone
   Bulk variance to install an air conditioning unit the required side setback

   Jack – reviewed the notices and they are in order, the Board has jurisdiction to proceed
   Mark Steinberg, Esq
   Michael Hurst – owner – sworn in
   Survey dated April 28, 2010 - 25 feet wide
   air conditioning units on the west side of the property. They were there when property was bought on the side near the property line. The permit was denied because only has .05 foot setback and 5 feet is required. There is no other location for the AC. The other side of the house is smaller and the only path owned the property since 2010 and the AC was there originally
   The new ACs will have less noise, and more energy efficient. There are houses on both sides
   The cement blocking will stay the same

   Public questions: James Mall
   Public Comments: none
   Steinberg – waiver summation
   Hurst – this is a quieter unit, reason can’t have in the back yard, because it will be in the middle of the Patio and the cost of re-wiring and duct work
   Exhibit A-1 -Survey
   No Board comments
   Motion to approve: Dan Second: Stephanie
   In Favor: Dan, Stephanie, Chris, Russell, Brittany, Melanie
   Opposed: None
   Application approved for bulk variance

2. Wells Fargo, N/A c/o Aaron M. Bender, Esq
   140 Ridge Avenue, block 1003 lot 11, R1A
   Interpretation – Certificate of Nonconformity for use as a multi-family dwelling
   Christopher Beekman, Esq.
   Jack – reviewed the notices, the Board has jurisdiction
   Exhibit A-1 – February 13, 2019, letters
   1900’s deeds, 1978 – City owned
1991 – foreclosure of property
2017 – Wells Fargo took it over (Shadowlawn then Wells Fargo)
Current client – Shlomo Jacob – Property Manager for Wells Fargo
(Reviewed pictures of the site)
The site has four separate entrances
Chris – what documentation do you have to prove that the use is a four family? One paper says it’s a duplex
What do you have to say it is a legal four family and taxed as a four family?
Dan – there are certain laws with the State, do you have any papers showing that the State inspected it as a four family?
Jack – when Shadowlawn and other banks give a mortgage, there is a record. Did they show it as a 4 family?
Are there any rent records?
Dan – what is it insured as?
Jack – could be a blanket policy for the foreclosures
Dan – fire inspections? Insurance not the same for four family as it is for a two family
Beekman – reached out to prior owners but it was a dead end
Chris – appreciate the effort

Donna Miller sworn in
Donna – is there anything in State records prior to 1996
Beekman – nothing definitive showing 4 family
Dan – any exit signs
Beekman – no common hall so no exit signs
Jack – can check old mortgages for four family rider to show four units at the time of closing.

Board requested more documentation showing legal use as a four family

Motion to carry to April 9 with no further notice: Chris Second: Russell All in favor

3 Jemal’s National Guard Armory (carried to April 9, 2019)
637 Lake Avenue, block 2404 lot 11, CBD Zone
Certification of non-conformity for parking lot use
Motion to carry to April 9, 2019 with notice: Chris Second: Brittany All in favor

4 910 Cookman LLC (carried to March 26, 2019)
910 Cookman Avenue, block 704 lot 3, R3 Zone
Use variance for FAR, site plan and bulk variances for a three family townhouse style use.
Motion to carry to March 26, 2019 with no further notice: Chris Second: Russell All in favor

C. Discussions and Correspondence:
Discussed revising By Laws for Zoning Board

D. Resolutions:
1. 510 Fifth Avenue motion: Chris second: Russell
2. 522 Prospect Avenue motion: Chris second: Dan
3. 800 Eighth Avenue motion: Chris second: Brittany

E. Executive Session: None
Motion to adjourn: Chris Second: Russell All vote in favor
Meeting adjourned: 7:45 pm