

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, Stephanie 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
1995-2017 – William Stevenson owned
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

