Zoning Board Minutes of
March 12, 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 Eric Galipo, Chris Gonzales

Members Absent:
Staff: Jack Serpico, Esq., Donna Miller, (CCH), Jason Fichter, (InSite), Michele MacPherson, (State Shorthand), Barbara Van Wagner (Bd Secy)
Meeting begins at 7:00 pm

A. Minutes: Approval of Minutes of Meeting of February 2019
Motion: Chris Second: Russell All in favor

B. Applications:

1. Clearview Equities, LLC (carried from January 22, 2019)
1400 Mattison Avenue, block 1006 lot 9, R1A Zone
Zoning Determination for the use as three residential units and in the alternative, any variance required.
Popovitch, Esq – The principal witness – Mr. Frankel, had a family emergency
Request to carry application without notice and will waive time constraints
Motion to carry to April 9: Chris Second: Russell all in favor

2. Vallario Properties, LLC (carried from January 22, 2019)
1000 Grand Avenue, block 3404 lot 14, PO Zone
Site Plan, bulk variances and waivers for three residential units
Andrew Karas, Esq for the applicant
Melanie and Stephanie listened to meetings and are eligible to vote and will sign the certification

Joseph Walker, Architect – discussed the redesigned driveway
Exhibit A-6 – Sheet A-1A
Exhibit A-7- Sheet A-1B
A-6 discussed – separate entrances and parking, eliminate curb cuts on Grand, reduced To two curb cuts
Rear access – but challenge is the turning radius, does provide turning for one vehicle 14 foot 2 inch building line and porch area – comply with the side yard setback Driveway facing Second Avenue – the cars back out to reduce coverage Eric – does driveway need to be 2 way?
Jason – the driveway is 16 feet wide and 24 feet past the edge of the building. The parking driveway width is OK. 9 feet by 18 feet parallel in the rear, if 8 feet wide, then need to be 23 feet long but 22 feet is OK Coverage is 35.32% for the A-7 Design
Chris – like the concept of the garages in the back – more in line with Asbury Park, more inclined towards the second version
Eric – can you review the porches, setbacks and front treatments?
Walker – the setbacks are 13.5 feet along Grand and 13 feet to Third Avenue
Chris – like the second option better
Brittany – also like the second version but no parking buffer
Walker – there is a 30 inch buffer, there is three parking spaces on the surface and three in the garage
Russell – second proposal is preferable, more attractive from Grand
Chris – and addresses the safety concerns on Grand. Try to make as much green space as possible on Grand.
Melanie – if move toward Northeast corner, could have more green space instead of 18 feet back
Eric – what is average size of units?
Walker – 2,200 square feet. Can create more buffer
Eric – individual units can be reduced for less coverage
Karas – can work with landscaping to make a showcase
Chris – premier lot, very visible. Professional questions?
Donna – what is the next step? Revised exterior façade and submit and working elevations
Need detailed plans
Jack – allow public to cross with questions and comments

Motion to open to the public: Chris Second: Stephanie All in favor
Public Questions: Ernest Migoli – questioned curb cuts
Werner Baumgartner- can the building be renovated?
Walker – currently a curb, expansion of existing curb cut
Chris – the applicant’s engineer recommended that it needed to be torn down and could not be Renovated
Russell – owner had intention to renovate
Karas – will work on revisions and come back
Motion to carry to May 14: Chris Second: Russell

3. Advanced Development Group, LLC (carried from October 9, 2018)
300-302 First Avenue, block 3306 lots 2 & 3, R1 Zone
Site Plan, use variance, bulk variances for the construction of a five story structure for 22 residential units.
Fausto Simones, Esq for applicant – met with community and came up with revised plan
There are currently 50 residents in the rooming house, and want to create 17 market rate condo units. Reduced from 22 units to 17
Will not need a parking variance and reduce the variance for the height – changed to 54 feet
Brian St. Clair Grant, Engineer for the applicant – there will be 35 stacked parking spaces
The lot measures 10,000 square feet and covered mostly by the building. Side area has landscaping. Main entrance is on Bergh, west side has a fence. Storm water detention has 30 inch pipe. Trees will be boxwoods – 6 new street trees, three on Bergh and three on First
Aluminum fence on southern and western side
Landscaping is grass and ornamental plants
Jason and Donna sworn in
Reviewed the March 5 Engineering letter
Grant – eliminated the encroachment, reversed the circulation of the driveway, restricted the access for residents.
Chris – would prefer to talk to the architect first regarding the design, need to review the concept. Appreciate the testimony of Mr. Grant
Nicholas Netta, Architect for applicant – met with residents and presented to neighbors in November and revised the design. FAR reduced from 4.36 to 3.25 and coverage from 98% to 81%
Exhibit A-3 – rendering
Netta – setback is the same as the church, maintain the front yard with 6 foot setback. Building will have 5 stories and parking underneath and 35 spaces on the roof. 4,500 square foot roof terrace with mechanicals screened with a 6 foot fence
Eric – want to discuss the conceptual issues
Netta – 1,200 square feet for two bedroom and 1,000 square feet for a one bedroom
Exhibit A-4 – FAR calculation diagram
Chris – getting to density problem
Exhibit A-5 – FAR comparison
Eric – 3.25 FAR is a lot for this site
Netta – 2.77 is the existing FAR, requesting FAR variance
Donna – proposal is to build on both lots with one building – cumulative FAR
Eric – the information on Exhibit A-5 is inaccurate
Exhibit A-6 – rendering – Northeast corner
Exhibit A-7 – rendering north façade
Exhibit A-8 – photos
Netta – wood siding with brick masonry. Louver system on first floor, floors 2, 3 & 4 are composite wood sides
Stephanie – there are small single family homes in this area and this is enormous. Doesn’t fit into the neighborhood, there is more open space with the existing building
Netta – there is a 14 story building across the street
Eric – the issues are density and contextuality
Chris - This is an R-1 zone, overwhelming mass, traffic, too much, not in agreement with the area. Will hear you all the way to the end
Donna - First hurdle is the use variance. The Master Plan re-examination looked at this area and wanted no changes to the area. Need to have positive and negative criteria, greater issues is the use

8:32 pm Recess – 10 minutes
Motion to have recess – Chris Second- Russell All in favor
Resume – 8:44 pm Roll taken

Simoes – want to continue to present the case. Do you want us to bring up the planner? Don’t think the planner can testify without the facts presented.
Netta – HVAC units – individual units, 17 small and one common area one. The garbage truck will not enter the building.
Exhibit A-9 – floor plans – sheet A-101A
Aluminum fence – screening the roof equipment. Will have a high speed roll up gate for driveway
Management is not on site
Board questions: none
Public questions for Netta
Werner Baumgartner, John Nash
Garbage pick up on Bergh.
John McCormack, Professional Traffic Engineer
Traffic Study not presented – dated January 18, 2019, not submitted to the Board or professionals.
Chris – can we hold off until we can review and the professionals can review?
Engineer report reviewed.
Item #6 – deeds and covenants – will comply
Items # 7 & 8 - will comply.
Item #9 – Lighting Plan – there is some spillage offsite
Roof drains – will tie 100 feet to Asbury Avenue
Need Freehold Soil Conservation
#21 & #29 -will revised plans and comply
Donna – fence on the wall – needs to set back 5 feet, why can’t fence be before the wall
Brian – surface over the pipe is grass, pipe is in gravel and then top soil.
Landscaping and trees in the Right of Way are to be maintained by property owner
Donna – the benefit of the green, is in the right of way, not in private property
Brian – plants greatly enhances the site
Lighting Plan – 15 building sconces
Jason – in the southeast corner, there is spillage of the lighting, maybe a shield is needed
Grant – there are two lights will some spillage
Public questions for Mr. Grant: Werner Baumgartner – fixtures
Grant – willing to work with Board for lighting
Exhibit A-10 – Site Plan
Chris – its 9:30 – good time to break. Any report that need to submitted, should be sent in 3 weeks before the meeting.
Motion to carry to April 23 with no further notice: Chris Second: Brittany All in favor
Simoes – waive MLUL time constraints

B. Discussions and Correspondence:

C. Resolutions:

610 Third Avenue motion: Dan second: Chris
In favor: Dan, Melanie, Russell, Stephanie, Chris, Brittanyk

E. Executive Session: None

Motion to adjourn: Chris Second: Russell All vote in favor
Meeting adjourned: 9:32 pm