

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

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**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



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