

**Zoning Board Minutes**  
**Regular Meeting- In-person**  
**April 12, 2022**

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: Daniel Harris, Tim Szlyk, Brittany Ashman, Bonnie Nach and Barbara Krzak (PB member)

Board Members Absent: none

Board Members Recused: Christopher Avallone, Jill Potter, Wendi Glassman, Russell Lewis and John Scully (alt)

Board Staff: Jeffrey Beekman, Board Attorney; Irina Gasparyan, Board Secretary; Michael Sullivan, Board Planner; Doug Clelland, Board Engineer

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**A. Applications:**

**1. B-2021-11**

**City by the Sea Vet / Thomas J. Caltabilota, MS, DBM, LLC**  
**1411 Memorial Drive      Block: 2303 Lot: 6, R1 Zone**

C & D variances for site plan to renovate an existing building to operate a Veterinary Clinic with accessory uses.

Kevin Kennedy, attorney presented opening statements

Thomas J Caltabilota, DVM, Applicant

Kennedy: Questioned Dr. Caltabilota about his business & services, describe vet clinic services

Caltabilota: full scale vet clinic, not emergency service. 99% of time have appointments, sometimes have emergency walk-ins. Opened to drop off appointments dueing covid started. Typical appt is ½ hour.

Most of time pet owners stay b/c they're usually done in 30mins. Time appts every ½ hour.

Kennedy: describe grooming services

Caltabilota: don't perform now unless pets need sedation for grooming. May of clients asked for this expanded services. Grooming appt generally last 1 hour

Kennedy: describe boarding services want permission for

Caltabilota: same, clients asking for boarding services. Have employee at night to supervise pets staying overnight. Would have on-call doctors for emergencies during off hours.

Kennedy: what is your plan for barking & noise

Caltabilota: worked with architect to provide sound proofing

Kennedy: at your current location, any issues with noise?

Caltabilota: no issues now & share walls with neighbors

Kennedy: describe doggy daycare services proposed

Caltabilota:

Kennedy: talk about employees at facility, max # of employees at one time

Caltabilota: at any given time, start w 4 vets, each would have a tech & assistant, so 8 support staff, 1 lab tech & 1 other tech. max vets: 4, max support staff: 8, max receptionists: 4, groomer: 1

Kennedy: so maximum total employees at any time would be 20 employees at any given time

Harris: how many full & part time employees? What are hours?

Caltabilota: M-T 9-8pm, F 9-5pm, essentially when phones are on/off, sat- 9-3pm, sun- closed

Kennedy: want to reserve right to be open on Sunday, but now closed. Describe loading/unloading

Caltabilota: generally deliveries 1-2 times per week but only short period of time, not delivering large items.

Kennedy: Describe maintenance of clinic

Caltabilota: about to be AAHA certified which is distinguished. Pride ourselves on cleanliness & no smell

Kennedy: security & refuse- follow all guidelines

Caltabilota: security system, all disposal is by law. Because we have lots of mediations, have to have security system

Krzak: where are clients from?

Caltabilota: 30-40% from Asbury, most walk there, rest from surrounding area- Interlaken, etc.

Nach: said no outside activity, with boarding/daycare how cannot have outdoor activities?

Caltabilota: all internal, architect designed play rooms & animals will go in a room. This has been successfully done at many other locations

Harris: how long board animals? Like if they go on vacation

Caltabilota: yes

Krzak: mentioned no barking- there will be barking outside when clients come to facility, there may also be people walking their pets outside before or after coming to

Ashman: AAHA certification already applied?

Caltabilota: we've already had inspections and told that shouldn't have any issue getting certification. Believe recert every couple years

Ashman: what are other places doing when don't have outside areas? Ow many of employees/clients would walk/drive. Current staff- 20% walk/bike

Harris: do you anticipate parking

Sullivan: grooming/boarding- how many per day. How do the different activities work?

Caltabilota: busiest case scenario- 10-15. Services will be cycled in, groups of animals. Feel comfortable w/ 10 animals per employee. Total of 10 animals

Sullivan: plans mention training and classes, is that something you plan on?

Caltabilota:

Clelland: drop offs how work? Do they park & bring in or employee go out?

Caltabilota: generally text us when arrive, tech goes out & brings animal in. doesn't take more than 5 minutes.

Ashman: what was main reason want to board animals

Caltabilota: clients expressed need, want to have one-stop shop

Nach: where do animals that come now go?

Open to Public Q's

John Loffredo- will you be doubling employees? How many residences near you now? Providing off-street parking?

Close Public Q's

**Motion for 5 min recess:** Krzak **Second:** Ashman

All in favor

Roll Call

Michael Testa, architect for applicant, sworn in

Exhibit A-1: 2d color rendering of building

Testa: Described plan, designed several similar facilities, designed rooms for dog that work well with floor drains. Sound proofing, filtration for windows, screened rooftop systems, special hepa filter system in building. Suggestion to make handicap ramp masonry- have no issue with that. Signs- have no objection to eliminate signs on rounded corners. Awnings- added to enhance appearance.

Nach: where are places for animals to relieve themselves

Testa: most animals will be going while they're in play areas. Dog runs have drain systems

Harris: any thought given to putting dog run on roof?

Testa: really wanted to contain all noise inside the building

Krzak: area where animals staying will there be additional soundproofing?

Testa: wall between

Ashman: is there some kind of sound study can do?

Sullivan: there are state standards for non-residential use next to residential, for airborne sounds.

Nach: what kind of mitigation standards could be taken after built?

Sullivan: wall insulations, specialized windows,  
Testa: we can do triple glazed windows  
Szlyk: safe to say top is noisier areas? Why put it next to residential lot line?  
Testa: noisiest part would be play area  
Ashman: dog run also agree with that  
Krzak: everything facing residential will be frosted?  
Testa: yes and the rest facing streets will not be frosted. One of reasons wanted those rooms on other side of building so can have natural light in exam rooms.  
Harris: I would look into putting sound proof windows all around  
Testa: normal home is about 34-39 rating, so these walls are 42 in front of regular walls  
Ashman: if we give approval, stays with land, another vet can come in & not live up to your standards/policies  
Sullivan: make suggestion- I can have an architect from our office give some sort of insight to the ratings.  
Kennedy: we will also get additional information  
Sullivan: grooming area- 4 tables & private  
Testa: capacity for 5 stations, not sure how many  
Caltabilota: not necessarily have 2 tables in each room  
Testa: Floor drains throughout facility  
Sullivan: still have issue with awnings- very modern feature, would love to see different style of awning  
Testa: willing to work with you on that  
Sullivan: what type of air filters? Schedules for changing filters. Where is venting?  
Testa: don't have specs, but similar to what's used in cigar lounges, hepa filters  
Clelland: Screen all around?  
Testa: yes but need access location  
Krzak: Also need to know how far it is from edge. We need to know what it is before approve. There is a muti-unit next door so not only what you see walking around building  
Harris: need to see plans, do we need to see study on filtration?  
Sullivan: just need information on type of filtration system

Thomas Muller, Civil engineer for applicant, sworn in

Muller: described location on aerial exhibit of site.  
Ashman: do you know how long its been abandoned?  
Kennedy: will find out  
Muller: site plan color rendering- limited site plan work, proposing driveway. 6 total angled parking stalls, 4 regular stalls. Refuse area west side of building. Comments to provide bike rack- work with professionals to locate best area for that. Reviewed orientation of building. Loading zone technically variance but don't need it on this site. Some lighting exceptions on site;  
Ashman: planners report talks about lighting color temp  
Muller: its negligible but if the board wants we can look into replacing fixtures  
Szlyk: lights in rear facing residential?  
Muller: limited to business hours, 9' high  
Harris: are curb cuts eliminating street parking?  
Muller: there is existing curb cut on memorial, theoretically 1 street space losing but no striped parking now on street  
Krzak: I would ask that hedges being put in be mature, if those lights can be changed, there are some fixes to reduce number of exceptions. Driveway on memorial- is it required to be 18'?  
Sullivan: or if lights needed facing residential  
Clelland: requirement is 18' , drive aisle is 16'  
Krzak: when come back, were going to be very interested in green stormwater infrastructure  
Sullivan: suggestion- Testa talked about adding walls, but maybe look into putting drains  
Harris: chain off parking lot when closed? Signs to deter people from parking  
Krzak: come back would like to see bike racks (more than 1) and refuse area moved  
Sullivan: think about areas of bike racks

Krzak: think about having bag stations outside the building

John Loffredo, 6<sup>th</sup> Ave: how many exceptions are being asked for? How many of sycamores coming out?

Beekman: encourage professionals to speak with board professionals

**Motion to carry application to May 24, 2022 without further notice:** Harris **Second:** Szlyk  
**Application CARRIED**

**E. Adjournment:**

**Motion to adjourn:** Krzak **Second:** Nach **All in favor**

Meeting adjourned 9:52 pm