

**Zoning Board Minutes  
Regular Meeting- Virtual  
May 12, 2020**

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: Chris Avallone, Russell Lewis, Jill Potter, Tim Szlyk, Brittany Ashman, Catherine Minervini & Bonnie Nach

Board Members Absent: Daniel Harris & Christopher Gonzales

Board Members Recused:

Board Staff: Jack Serpico, Board Attorney; Irina Gasparyan, Board Secretary

---

**A. Roll Call****B. Minutes:**

Approval of Minutes of March 3, 2020 regular meeting

Motion to approve: Avallone      Second: Lewis      All in favor

**C. Resolutions:**

1. 1511 Park Avenue, James Condos

Motion to approve: Avallone      Second: Ashman      All in favor

2. 1201 Bridge Street, Peter Gaylord & Dennis Wierl

Motion to approve: Avallone      Second: Ashman      All in favor

3. 507 Bond Street, Paul & Thomas Eagan

Motion to approve: Avallone      Second: Lewis      All in favor

4. 1121 Asbury Avenue, 1121 Asbury Ave RC, LLC

Motion to approve: Avallone      Second: Ashman      All in favor

**D. Applications:**

1. **117 Borden Avenue, block 1101 lot 37, R1A Zone (CARRIED FROM APRIL 14, 2020; To be carried to June 23, 2020 without notice)**

Appeal/Certificate of non-conformity for proposed 6-family residential with 2 structures on site.

Motion to carry application to June 23, 2020 without further notice : Avallone      Second: Ashman

All members vote in favor

APPLICATION CARRIED

2. **1302 Mattison, LLC      (CARRIED FROM APRIL 14, 2020; To be carried to May 26, 2020 without notice)  
1302 Mattison Avenue, Block 1101 lot 23, R1A Zone**

Use variance for three family structure, revised to exclude site plan for parking lot.

Motion to carry application to May 26, 2020 without further notice: Lewis      Second: Ashman

All members vote in favor

APPLICATION CARRIED

Motion to Adjourn: Avallone      Second: Lewis      All in favor

Meeting Adjourned: 7:22pm