

**Zoning Board Minutes**  
**SPECIAL Meeting- In-person**  
**June 14, 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 Dremluk, 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

Dr. Thomas J Caltabilota, DVM, Applicant, sworn in

Caltabilota: addressed the Board with statement about why he has decided on location, plans, and facility.

Kennedy: mentioned some opportunity for internship with high school students

Caltabilota: we just hired a couple students internship and going very well, really good for them

Kennedy: if fortunate to get approval, is it something you would be willing to close early on home games? Want to address everything we possibly can

Andrew Jifolla, Traffic Operations Engineer for applicant, sworn in

Exhibit A-6: Aerial view of project area where traffic counts taken

Jifolla: want to respond to some questions/comments that came up at last hearing- were able to get some input from NJDOT-while couldn't give us specific information about the closing of the 6<sup>th</sup> ave railroad crossing. Decided to omit the 6<sup>th</sup> ave crossing from traffic calculations, nothing decided. Spoke with the school to see where most parking for culinary school when it is in session. Took additional counts on 6/2 & 6/8. Applicant assumes that at peak 20 employees need to park. Applicant confirms that 6 of employees walk or bike to work. For calcs, take into account 20 to be liberal. Also utilized NearMap service to review aerial images going back to 2013. Area as a whole does not have a parking issue, even with the home games. Want to remind board that these games have 100's of attendees that come to games, and they can find parking. There are only 20 employees so they will definitely be able to park on street.

Kennedy: Dr. Tom took some photos of the area

Exhibit A-7: series of 18 photographs taken during June 2022 taken by Dr. Tom & Manager.

Jifolla: series of photos on Memorial, 6<sup>th</sup> Ave, in my experience, when culinary school was in session, the angled spaces on 6<sup>th</sup> were occupied.

Dremluk: when was the time of using the software?

Jifolla: 3/11/22 and oldest was 2014.

Clelland: would you happen to know steiner place any striping? Any signs?

Jifolla: no

Beekman: indicated 40-50 stalls available, what do you mean by that? Are they spaces that someone can park?

Jifola: yes not utilized spaces.

Alisson Coffin, Licensed planner for applicant, sworn in

Coffin: visited application site, reviewed materials, and master plan & ordinances. Use variance: advances city's land use law. Site was previously commercial, not conducive for single family. This is the only vet clinic in city at this time & if approved, will be city's only boarding. Supports uses of Master Plan, most significant- structure is identified as historic significant.

Sullivan: how did determine need for use in city, & if approved, would applicant agree to preservation easement of building?

Nach: for use variance, not talking about jut vet service. How is this an essential service?

Coffin: there is no boarding service in city also, grooming service is also important. Grooming, daycare, boarding ancillary to the vet service, only for their clients. This is very unique because there are not many vet services

Christina Smith 1119 sunset- historic easement-

Kathleen Mumma, 1104 sunset- if this property used to be auto part zone

Beekman: this zone was designated R1 before this application came to the board.

Krzak: how long have you been in business? Here? Is there a lot of turnover? Larger

Caltabilota: 2018 opened- now have 15 staff.

John Lofredo: applicant agree

Open to Public Comment

Kathleen Mumma- 1104 sunset  
\_\_\_\_\_, 6<sup>th</sup> Ave

Kaitlin Sheridan- Catsbury park

Alexander Dunn, 6<sup>th</sup>/main

Elizabeth Lamden, 905 Sunset

Emma Smith, 1119 sunset

Kendall Walton, Pine St

Mary Jen, 806 5<sup>th</sup> ave

Joann Treza, west long branch

Shari Eiseil, west long branch

Peter Karamites, 6<sup>th</sup> ave

Carla Gizzi, 924 Sunset

Erin Gorman, Barnegat NJ

Bill Rosenblatt, Ocean NJ

Trisha Haybert, Point Pleasant, NJ

Dominique King, 4<sup>th</sup> Ave

Katherine Abate, 510 Deal lake Dr

Kristina Smith, 1119 Sunset

Sonia O'Brian, 1104 5<sup>th</sup> Ave

Kennedy: Closing Statements

Nach: trouble understanding use variance

Szlyk: struggled with this, but thank you for all the neighbors who showed up

Krzak: also struggled with use variance, but see that this building not suited for residential zone, see a lot of support for local businesses, appreciate willingness of applicant to make modifications, fan of encouraging appoorate development, think this good for the city,

Dremluk: strongly believe this is benefit to community & thank applicant for bringing

Harris: after visit on Tuesday, sold on facility, cleanliness & employees. Going to improve community.

Beekman: we can make motion based upon the testimony and if ok with applicant, we can work with the professionals to iron out all the conditions of the resolution

**Motion to application:** Harris **Second:** Dremluk

**Application APPROVED**

E. **Adjournment:**

**Motion to adjourn:** Harris      **Second:**      **All in favor**  
Meeting adjourned 7:12 pm