

**Zoning Board Minutes**  
**Regular Meeting- In-person**  
**July 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: Christopher Avallone, Jill Potter, Daniel Harris, Jill Potter, Wendi Glassman, John Scully (alt)

Board Members Absent: Bonnie Nach, Russell Lewis & Tim Szlyk

Board Members Recused: none

Board Staff: Jeffrey Beekman, Board Attorney; Michael Sullivan, Board Planner; Jason Fichter, Board Engineer; Irina Gasparyan, Board Secretary

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**A. Executive Session:** Personnel Matters

*A written resolution was adopted by the Board for the executive session at the meeting*

Avallone: Read the MLUL citation to enter into executive session

**1. Motion to adopt resolution to enter into executive session:** Avallone **Seconded by:** Potter

All members vote in favor

**2. Motion to end executive session:** Potter **Seconded by:** Avallone

All members vote in favor

**B. Appointment of Special Counsel:**

**Motion to appoint Ronald Mondello, esq. as Special Counsel for Cannabis Application only by:** Avallone

**Seconded by:** Harris

**Vote:** Avallone: Y

Potter Y

Harris Y

Glassman Y

Scully Y

**All members vote in favor**

**C. Minutes:**

1. Minutes of the June 28, 2022 Regular Meeting

**Motion by:** Avallone **Seconded by:** Potter **All in favor**

**D. Applications:**

1. **ZB-2021-16**

**Joyner, Cristin**

**412 Second Avenue, Block: 3302 Lot:3**

Bulk Variance & Design waiver to replace bay window with balcony

Dino Spadaccini, attorney for applicant

Beekman: Have jurisdiction to proceed with application

Cristin A Joyner, applicant, sworn in  
Joyner: 2<sup>nd</sup> home for 20 years, need to bring it up to code & renovated to upkeep.  
Avallone: understand there was a work stoppage, did you have permits to remove ornamental design to house?  
Potter: was any of the ornamental elements of home saved?  
Michael Grainger, General Contractor for applicant, sworn in  
Spadaccini: when did porch come down?  
Grainger: when pulled off siding to change, saw that house needed sheathing, updated permits, took down porch for safety reasons, all had to be rebuilt, 3<sup>rd</sup> floor wasn't supported.  
Exhibit A-1: photo of front of house during construction (pdf)  
Avallone: it would help to see how bad the condition was of the porch, if could provide evidence & permits

**Motion to carry application to 9/20/22 without further notice:** Avallone    **Second:** Potter  
**All members vote in favor**  
**Application CARRIED**

E. **Adjournment:**  
**Motion to adjourn:** Avallone    **Second:** Potter    **All in favor**  
Meeting adjourned: 8:58 pm