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, Daniel Harris, Eric Galipo, Chris Gonzales
Board Members Absent: Brittany Ashman
Board Staff: Jack Serpico, Board Attorney, Donna Miller (CCH), Michele MacPhearson (State Shorthand), Irina Gasparyan, Board Secretary

A. Applications:

1. Nesbitt, Deanne (carried from June 25, 2019)
   815 Dunlewy Street, block 1905, lot 9, R1 Zone
   Bulk variance for 2nd story addition to single family house.

   Deanne Nesbitt, applicant and home owner, sworn in
   Nesbitt: Explained circumstance and described project
   Miguel Martin, architect, sworn in, provided credentials.
   Donna Miller, board planner, sworn in.
   Martin: Exist home non-conform on north side, building covg 27.2% decided to slide addition over to conform
   Exhibit A-1: Proposed Site plan
   Galipo: can align addition with existing house vs. moving over?
   Nesbitt: originally wanted it to be in line, but didn’t want to have more variances.
   Serpico: Can subject to revised plans
   Galipo: think nice that reduces setback, but not sure if necessary bc it exists
   Miller: technically there would be new non-conformity
   Martin: would love it to be in line
   Galipo: still would need variances
   Russel: not uncommon for board to grant these reliefs
   Galipo: page A-3 roof plan; if align addition to existing footprint, just concern about how
   Miller: did board or applicant ok with all other recommendations?
   Martin: ok with all report recommendations
   Avallone: no objection to that Ms. Nesbitt?
   Nesbitt: No
   Miller: did you talk to neighbors about tree?
   Nesbitt: not yet, but plan to
   Galipo: as architect, do u see any trouble w/ roof line if change plans?
   Martin: would carry gable all the way to back
   Galipo: think this would be better for you
   Galipo: if went to Donna for resolution compliance, would be fine with not requiring them to come back
   Open to public Q’s
   Ernest Mignoli: were neighbors notified?
   Serpico: Yes, and notices checked twice
   Avallone: open up for public comments
   Mignoli: sworn in; upon notification, adding second floor, why didn’t neighbors come.
   Close Public comments
Conditions:
Arch prepare submit revised plans
Gutters directed onto site away from neighbors
Arch features recommended by board for cladding & roof alignment
Revised arch plans to donna for resolution compliance, distribute to board, and if everything ok, move forward. If not, ask to come back to the board.

Motion to approve: Avallone   Second: Harris
In Favor: Chris Avallone, Russell Lewis, Daniel Harris, Eric Galipo, Chris Gonzales
Opposed: none
Application APPROVED

2. Advanced Development Group, LLC  (carried from June 11, 2019)
300-302 First Avenue, block 3306 lots 2 & 3, R1 Zone
Motion to carry: Avallone   Second: Lewis   All in Favor
Application CARRIED to Sept. 24, 2019

3. Vallario Properties, LLC  (carried from June 25, 2019)
1000 Grand Avenue, block 3404 lot 14, PO Zone
Motion to carry: Avallone   Second: Lewis   All in Favor
Application CARRIED to Sept. 10, 2019

B. Minutes:  Motion to approve minutes of July 9, 2019: Avallone   Second: Lewis   All members in favor
Motion to adjourn: Avallone   Second: Galipo   All in favor
7:29 meeting adjourned