

Zoning Board Minutes

August 6, 2019

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, Brittany Ashman, Chris Gonzales

Board Members Absent: none

Board Staff: Jack Serpico, Board Attorney; Donna Miller (CCH); Michele MacPhearson (State Shorthand); Irina Gasparyan, Board Secretary

**A. Minutes:**

Approval of minutes of July 23, 2019

**B. Applications:**

**1. 900 Cookman LLC**

**910 Cookman Avenue, block 704 lot 3, R3 Zone**

Use variance for FAR, site plan and bulk variances for a three-family townhouse style use.

Motion to carry to September 24, 2019: Avallone      Second: Lewis

All in favor

Application **CARRIED to September 24, 2019**

**2. Padraic Gallagher**

**1503 Park Avenue, block 3602 lot 12, R1 Zone**

Bulk and use variances for construction of rear deck

Exhibit B-1: Letter from Kevin Kennedy, attorney for applicant, requesting hearing with a full board, waiving all time constraints.

Motion to carry to September 24, 2019: Avallone      Second: Lewis

All in favor

Application **CARRIED to September 24, 2019**

**3. 1321 Fourth Ave. LLC**

**1321 Fourth Avenue, block 2104 lot 26, R-1 Zone**

Bulk variance for 2nd story addition to single family house.

David Faloni Jr., attorney for applicant

Caesar Bustamante, sworn in

Donna Miller, Board Planner, sworn in

Miller: Described project & circumstance. Currently undersized lot, and current over bldg. covg.

Galipo: clarification on bldg. coverage calcs

Miller: Described circumstance of zoning denial & options for board approval/denial

Suzanne Adams, homeowner/sole member of LLC, sworn in

Exhibit A1: photo of building under construction

Adams: Identified photo. Work started without her knowledge.

Lewis: plan on living in home?

Adams: no, making it nice for someone else

Bustamante:

Ashman: to Miller- what are

Galipo: steps are shown, but don't know what was there before work started

Serpico: previously

Avallone: think we need to deny appeal & go into variance conversation

Motion to deny appeal of zoning official: Avallone          Second: Lewis

Members in favor: Daniel Harris, Eric Galipo, Brittany Ashman, Chris Gonzales, Russell Lewis, Chris Avallone

Appeal **DENIED**

Faloni: If include porch how much would it go over on coverage?

Bustamante: if recalculate, probably 0.35

Serpico: it's a rear porch, not seen,

Galipo: bldg. will continue to be over bldg. coverage, any considerations on environmental implications of overage? What steps can you take to mitigate?

Bustamante: Will provide

Avallone: no other issues, small increase is not issue for me

Members agree

Serpico:

Conditions: Storm water run off. Provide run off away from neighboring properties.

Open to public comments

Motion to approve: Ashman          Second: Harris

In Favor: Daniel Harris, Eric Galipo, Brittany Ashman, Chris Gonzales, Russell Lewis, Chris Avallone

Opposed: none

Application **APPROVED**

**C. Resolutions:**

1. 1219 First Ave., David Bassiri & Karen Propp, MEMORIALIZED
2. 407-409 Sewall Ave., 407 Sewall LLC, MEMORIALIZED
3. 147 Borden Ave., Interfaith Neighbors Inc., MEMORIALIZED
4. 815 Dunlewy St., Deanne Nesbitt, MEMORIALIZED

Motion to adjourn: Avallone          Second: Lewis          All in favor

7:36 meeting adjourned