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