

**Zoning Board Minutes
Regular Meeting- Virtual
September 8, 2020**

Announcement by the Chairperson that “the meeting is being held by electronic means in accordance with the “Open Public Meetings Act,” Chapter 231, Public Law 1975, amended 2020, which explicitly permits a public body to conduct meetings electronically during a state of emergency. Adequate notice of the meeting has been provided to the Coaster and Asbury Park Press. All notices are on file with the Board Secretary. In addition, a notice regarding this virtual meeting and instructions were published in the Asbury Park Press and the City of Asbury Park website. A copy of that notice is on file with the Board Secretary. The notices and the conduct of this meeting are in accordance with the guidelines for virtual meetings issued by the New Jersey Department of Community Affairs.”

Board Members in Attendance: Christopher Avallone, Russell Lewis, Tim Szlyk, Brittany Ashman, Daniel Harris, Christopher Gonzales, Catherine Minervini & Bonnie Nach

Board Members Absent: Jill Potter

Board Members Recused:

Board Staff: Jack Serpico (Board Attorney); Donna Miller (Board Planner), Doug Clelland (Board Engineer) & Irina Gasparyan (Board Secretary)

A. Roll Call

B. Minutes:

Approval of Minutes of Aug 11, 2020 regular virtual meeting

Motion to approve: Lewis Second: All eligible in favor

C. Applications:

- 1. 300 6th Avenue, LLC (CARRIED FROM May 26, 2020 with notice)
300 6th Avenue, Block 1101 lot 23, R1A Zone**

Use variance for three family structure, revised to exclude site plan for parking lot.

Motion to carry application to October 13, 2020 with further notice: Lewis Second: Szlyk

All eligible members vote in favor

APPLICATION CARRIED to October 13, 2020 without further notice

- 2. 13 Grand Point Way, LLC dba Ocean View Developments (Carried from July 14, 2020 without further notice)
704 Fourth Avenue, Block 2805 Lot 5, R2 Zone**

Preliminary and final site plan and variances for a 3-family residential development.

August Santore, attorney for applicant

Exhibit A-6: revised site plan

Exhibit B-3: Insite report dated 9/3/20

Mathew Wilder, Professional engineer for applicant, sworn in

Wilder: pg 4 of Insite Engineering report- basement reduced to eliminate the variance.

Clelland: think comment is about the light being cut off TYPE

Wilder: have no issue swapping out the light

Ashman: how tall are lights?

Miller: interested in seeing revised photometric if change those

Avallone: what is objection to pervious pavers?

Wilder: slippery when wet/ice. Btwn bldg. & 4th Ave install chambers for runoff. Entire direction to dry well.

Ashman: see diff of bldg. coverage between your & CCH reports

Wilder: 25.4%, that is

Avallone: where plan to put hvac, refuse, etc.

Wilder: AC on back of bldg.. In case do 2 zone, locate in attic. 6 refuse containers in rear of property, assume private hauler will pick up.

Avallone: essentially proposing a dry well.

Ashman: possible to tie into city stormwater?

Clelland: wilder can maybe answer that, there was none shown on survey. Our gold standard is to prove using a dry well that no stormwater leaving the site. If that can be demonstrated, Avallone would satisfy that?

Santore: asre we saying that reduce the runoff, there is currently 0 stormwater

Wilder: would be eliminate what is going to lot 4, but would have runoff going into street

Ashman: if use pervious surface, would that reduce the runoff?

Wilder: yes.

Avallone: what fencing used?

Clelland: in event of larger rain event, is it possible to have a berm & extra grading to ensure that extra runoff wouldn't wind up on 4th ave.

Wilder: sure, could also look at tweaking grades & wide fitting for that drain.

Open to Public Q's

Edward Baumgarten, 709 6th ave: Mr. Wilder testified that this is considered townhome?

Santore: better question for the planner, he will answer

Wilder: meets the definition of townhome strictly for RSS standards.

Baumgarten: How do you control water runoff on 4th ave

Baumgarter: lighting plan shows light spillage- some goes across prop line at north, that's my property.

Wilder: showing at your property is 0.4 lumens- those are consistent with ambient lighting, mood light. Would assume most properties have lights on porch to illuminate, as other homes on street.

Baumgarter: seems 2 year storm is bare minimum. Why not consider anything more?

Wilder: the min. storm discussed, we used 2 yr storm.

Baumgarter: parking spaces

Wilder: may have to do additional turning points, still think vehicle would be able to access.

Baumgarter: landscaping- show as tight fitting, what do they grow out to? The ones near my house.

Wilder: trees grow how they're managed. These would be continually maintained.

Santore: the trees are diff on the sides- in relation to Mr. Baumgarter they are the smaller of the two arborvitae, correct?

Wilder: correct

Baumgarter: who will maintain?

Wilder: private maint company that will also provide snow removal

Edward Baumgarter: why not remove the trees?

Wilder: board talked about additional buffering at last meeting, so intended for that.

Baumgarter: did u consider how he will access to maintain bldg..

Wilder: currently he would have to come onto property, so in light of that, we will propose to shift those plantings.

Santore: if the consensus is to remove the trees for us to remove the trees, we would do that if the board so decides.

Baumgarter: would the applicant remove the damaged tree & take the add'l space from that side to the other to have the driveway come out straight?

Miller: it's the easterly street tree

Wilder: I think we would have to replace the tree, the jog in the driveway doesn't impact. If the board wanted us to straighten out slightly more, we would.

Baumgarter: was any analysis done for back in parking?

Wilder: did not. Would be unenforceable.

Baumgarter: lighting- show the fixtures

Wilder: cutoff fixtures, shielded. Both spillage

Peter Connoly, 4th Ave: talked about runoff from property, did you talk about the runoff from the driveway? Any consideration to reduce the # of parking spaces? What is full moon lighting?

Wilder: Refers ton an evening with full moon where it is brighter.

Joel Cohen, 4th Ave: any soil testing done?

Wilder: have not.

Cohen: regarding 10% storm occurrence- is that based on shore community area?

Wilder: the NOAA issued an update, based on the comments of the board, could size to 10 yr storm event.

Chuck Gabriel, 4th Ave: how did come to parking spaces?

Jonathon Pickhardt, 701 4th ave: any provision made for parking bicycles? Trash bins- is trash collection done by city or private? How many times?

Wilder: no. Private hauler. Based on demand.

Ernest Mignoli, Deal lake dr.: this is a condo association?

Santore: there is no association. This is not a condo or townhome association.

Mignoli: is the sq. footage increased from the previous building?

Wilder: I believe it is, but will defer to Mr. Condatore. Sq. footage is slightly over 1900 sq. ft. per floor.

Santore: Mr. Wilder answered that question.

Mignoli: paving the back yard?

Wilder: will be pavers. Will not be as defined as permeable pavers.

Mignoli: did you come up with % of how much of that space will be permeable?

Wilder: for all purposes, treating pavers same as asphalt.

Mignoli: have u been to property during rain event?

Wilder: have not.

Mignoli: can you put drains on property?

Wilder: cannot put drains. Whether we send runoff with drains or the current design wouldn't mitigate anything.

Mignoli: did u do study of 3500 ft of permeability? Why cant do it right way?

Wilder: proposing a dry well for roof runoff.

Lauren Scheller: 708 4th: plan on visiting prop during rain event

Close public Q's

Santore: would like to get Mr. Condatore's testimony done.

Serpico: do you waive all time constraints?

Santore: yes

Motion to carry application to October 13, 2020 with further notice: Avallone Second: Ashman

All elligible members vote in favor

APPLICATION CARRIED to October 13, 2020 without further notice

Motion to Adjourn: Avallone Second: Harris All in favor

Meeting Adjourned: 9:35pm