

Zoning Board Minutes of
January 8, 2019

Announcement by the Chairman that the meeting is being held in accordance with the Open Public Meetings Act, Chapter 231, Public Law 1975. Adequate notice of the meeting has been provided to the Coaster and the Asbury Park Press. All notices are on file with the Board Secretary. Official action may be taken on matters listed below.

Roll Call

Members in Attendance: Chris Avallone, Dan Harris, Jennifer Souder, Russell Lewis, Brittany Ashman, Eric Galipo, Chris Gonzales, Melanie Chongolola-Nester

Members Absent: None

Staff: Jack Serpico, Esq., Dan Hauben, (CCH), Jason Fichter, (InSite), Michele MacPherson, (State Shorthand), Barbara VanWagner (Bd Secy)

Meeting begins at 7:00 pm

A. Reorganization:

Nomination of Temporary Chairperson

Motion to elect Christopher Avallone: Russell Second: Dan All members vote in favor

B. Executive Session: to discuss board staff re-appointments

A written resolution adopted by the Board for the executive session

Motion for Executive Session to discuss Board personnel: Chris Second: Russell All members vote in favor

Adjourn for Executive Session: 7:05 pm

Resume meeting: 7:25 pm

B. Annual Board Reorganization:

1. Nominations and vote for 2019 offices:

Chairperson -Chris Avallone	Motion: Russell	Second: Dan	All in favor
Vice-Chairperson- Russell Lewis	Motion: Chris	Second: Dan	All in favor
Board Attorney- Jack Serpico	Motion: Chris	Second: Dan	All in favor
Board Planner- CCH	Motion: Chris	Second: Russell	All in favor
Board Engineer- InSite	Motion: Chris	Second: Eric	All in favor
Board Secretary- Barbara Van Wagner	Motion: Chris	Second: Brittany	All in favor
Board Stenographer-State Shorthand	Motion: Chris	Second: Dan	All in favor

2. Conflict Professionals:

Conflict Board Engineer- T & M	Motion: Chris	Second: Jennifer	All in favor
Conflict Board Planner – T & M	Motion: Chris	Second: Jennifer	All in favor
Conflict Attorney- go out to Bid	Motion: Chris	Second: Dan	All in favor

3. 2019 Zoning Board Official Newspaper- Asbury Park Press and The Coaster

Motion: Chris Second: Dan All in favor

4. 2019 Zoning Board Meeting Schedule

Motion: Chris Second: Dan All in favor

B. Minutes: Approval of Minutes of Meeting of December 11, 2018

Motion: Chris Second: Russell All in favor

C. Applications:

1 **Vallario Properties, LLC** **(carried January 22, 2019)**

1000 Grand Avenue, block 3404 lot 14, PO Zone

Site Plan, bulk variances and waivers for three residential units

Jack – this application is a use variance and there are only 6 eligible board members to vote

Andrew Karas, Esq, - for the applicant – requesting a full 7 member board to hear this application

Jack – at the request of the applicant’s attorney this can be carried and Melanie and Chris can listen to the transcript or recording of the meeting so they are eligible to vote

Motion to carry to January 22, 2019 – Chris Second: Russell All in favor

2 **Interfaith Neighbors**

522 Prospect Avenue, block 1605 lot 15.02, R1 Zone

Use variance for construction of a new single family structure for use as transitional housing

For “youth experiencing unstable housing”

Kevin Bransley, Esq for Hunt Parry, Esq

Patrick Durkin, Director of Real Estate Development of Interfaith Neighbors

This is a Rights of Passage program for 5 young women with housing uncertain. This is identical to the one approved for young men next door.

Chris-the first house was approved contingent that everything was going well, has there been turnover?

Durkin- one or two have changed, a report was submitted for the first house

Exhibit A-1-Police Report (read into evidence)

Chris – like to know how the gentlemen are doing? Are they employed? Need to know before go to the second house.

Dave Hall, Associate Director of Covenant House, main office in Newark, not in Asbury Park on a daily basis, comes here twice a month. There are also outreach services available to the occupants. All of the young men are from Asbury Park and are all working and one is in college- ages 18-21. Have had 9 served, each one different, some come in for a season, some working on stability.

Russell-there are 5 young men in the house, is the rate of turnover similar to Newark or Atlantic City?

Hall – this is the most successful program

Chris-how do you determine the rate of success? Is there a follow up program? Is the goal to just have a place to stay?

Hall – goal is to live in the community and get help along the way and provide life skills

Eric-are there case managers that help them set goals? Is there a managed program?

Hall-we provide support for young people to be successful. There is a licensed social worker that works with them

Chris – there have been 9 men who have gone through the program in one year, how successful is it if 4 came and left?

Hall - there is success with the program, the goal is to be a member of society. There is no after care program

Chris-you say it is successful but you don’t know if you don’t follow up with them. You won’t know how successful it is.

Hall- each situation is different, for some being back with their family is the best place. Then we work with their family

Eric-can you give a specific scenario, as a case success? Understand that some men stay months, it is a platform for stability but am concerned with the turnover

Chris – follow up is important for a measure

Melanie- how do you select from the waiting list> do they need to have a job?

Hall-no, they don’t need a job

Dan- know of the success of this program. A year is not long enough to determine the success of the program. It will help to tell us a success story.

Chris – want to know if this is a successful program. This report was done 6 months ago, now you want another house. I would like the supervisor to come in.

Paul McEverly, Interfaith Neighbors. The measure of success-the first order is that they are housed. We reached out to Covenant House to establish the Rights of Passage program. We were referred to the Rights of Passage from other programs. I will give you one success story, Christian, was working at Kula Café and his mom died and

he had an 11 year old sister – no money, no housing. He was one of the first 5 occupants. He graduated from Kula and is working for Meridian Health. One of the other occupants moved on because he couldn't handle the structure of the program. It doesn't work for everyone. The success is that 5 young men found a stable home and there is a waiting list. Some come the Kula Café program or the Farm Experience. It is a benefit to young adults and to the community. Now we want to extend this to young females. The goal is that they move on to a stable home or college or military. Two went back to their families.

Chris -do you agree there should be follow up?

McEverly-intent is to stay in touch but it is difficult, they are always welcome back and it would be great if we know everything. Some are motivated to stay in touch

Dan- the upkeep of the building is outstanding. Do the men have chores? They are growing as responsible adults
Russell- How is Interfaith Neighbors involved?

McEverly-we own the building and lease it to Covenant House, but no actively involved in running it

Chris- what is the drop in center?

McEverly-Covenant House people ride around looking for young adults in need of help. The drop in center has a case manager and an array of different services to help with their problem. If they need emergency housing, then they are transported to Newark.

Dan – the stability of housing is the most important and there is a real need

Chris- not denying there is a need, but important to know how successful. Has it been a valuable asset?

McEverly – there is a great need for young adults for stable housing. If have the original 5 for one year, then ask why are they not leaving.

Chris- are they better off after they leave the program?

Eric – the turnover is not a measure of success or failure

Dan- know a lot of kids who went through the program. Are the floor plans typical for the facility?

McEverly – yes, with minor modifications.

Public Questions: Anthony Patosa – concerned with upkeep of property

Jack – are you aware (Mr. McEverly) of any complaints of this property?

McEverly – no

Durkin- it sounds like a big turnover with 5 beds and 9 people in one year. Would any be better off if the facility were not there to provide stable housing, which they don't have before. The facility itself is an improvement to the neighborhood and a positive impact to the area. Have talked to neighbors regarding the tree removal. Take issue that his tenant cleaned the property of brush, we try to keep it clean.

The garage is used for storage.

Utilities – new sanitary required, trenching – need to open the street for the gas. Gas company does not stub, they do a laser patch, the gas company will do the street repair

Dan – common driveway?

Durkin- no, the driveway is on the right – the driveways are on the outside of the houses. Can combine and do a common driveway, could combine in the rear and have a circular driveway pattern but would do a curb cut for both

Brittany – but the impervious coverage would increase

Board professionals sworn in – Jason Fichter and Dan Hauben sworn in
(discussed the Planner's report and the Engineer's report)

Hauben – if they have a shared driveway, suggest one driveway and combined parking lot in the rear

Durkin- there are a few cars- additional facility will not increase the parking. The on site supervisor is for both houses

Chris – is it a problem having men and women in houses so close?

Durkin- they run a tight ship? Strict rules

Chris – how is one director able to monitor 10 occupants?

(lighting and cameras discussed)

Durkin- the proposed exterior lighting is the same as the existing house

Chris – what are the differences?

Durkin- none, it is a mirror image, just want a partition wall removed between the kitchen and the dining room to move the individual lockers

Dan- common space is typical for this type of facility

Durkin- first floor living space is same, haven't experienced any conflicts

Public Questions: none

Chris – I would like to call on the supervisor, want to talk to someone who is there on a daily basis. Want to make sure the Asbury Park facility is safe

Hall- it is a quality program, good neighbor and has a positive impact on the area. We have cameras to monitor. Its has the best design for young people. There are three shifts in house for the supervisor.

Chris – can you have one individual come talk to us? What are the credentials of the supervisor?

Hall – experience in social work and college degree. Licensed counselor at the drop in. No sleeping for the supervisor.

Chris – how do you break up the supervisor? Woman may want to talk to a woman.

Hall – there are three different shifts of supervisors. Young people are there to improve their lives. Alcohol and drugs are prohibited, they are not there to party.

Chris G. – are there single moms there?

Hall – no, we have a moms and babes program up north

James W. Higgins, Planner for the applicant – discussed the issues regarding the benefits of the use). There are key aspects of SICA – don't have the expertise on these programs. It would be better for the applicant and for the board if you wait until the other witnesses testify.

Durkin- the police report shows that there were no calls there, also, no code violations for the condition of the property

Motion to carry to January 22, 2019: Chris Second: Russell All vote in favor

Application carried to January 22, 2019 without further notice

Motion to adjourn: Chris Second: Russell All vote in favor

Meeting adjourned: 9:05 pm

Discussions and Correspondence: none

B. Resolutions:

1.

E. Executive Session: None

Motion to adjourn: Chris
Meeting Adjourned: 9:05 pm

Second: All vote in favor