

**CITY OF ASBURY PARK**  
**PUBLIC NOTICE OF VIRTUAL MEETING**  
**REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT**  
**Tuesday, January 25, 2022 7:00pm**

The following meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act”, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Bill A3850/ S2294, signed by the Governor, allows public bodies to conduct meetings and provide notice, by electronic means during periods of emergency in response to Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions may be directed to the Zoning Board Secretary during business hours at 732-502-5724 or via email at [Irina.Gasparyan@cityofasburypark.com](mailto:Irina.Gasparyan@cityofasburypark.com)

**VIRTUAL MEETING ACCESS & PARTICIPATION INSTRUCTIONS**

The City of Asbury Park Zoning Board is utilizing the Zoom meetings program to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

**JOIN VIRTUAL MEETING**

When: Jan 25, 2022 07:00 PM Eastern Time (US and Canada)

Topic: City of Asbury Park Zoning Board Virtual Meeting 1/25/22

**Join Zoom Meeting**

<https://us06web.zoom.us/j/85705809933?pwd=TFdEZDIkFamJmS3g3MjZkQnlmWlZSQ09>

Passcode: 877215

**One tap mobile**

+13126266799,,85705809933#

**Dial by phone by your location:**

+1 312 626 6799

Enter Meeting ID: 857 0580 9933#

- You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>
- When the public question or comment portion of a case you wish to speak about is opened to the public, you must click the “raise hand” button (if using a computer or mobile device) or dial \*9 (if on a telephone) in order to indicate to the Board Secretary that you wish to speak.
- After clicking “raise hand” (on computer) or dialing \*9 (on telephone), listen for your name or last 4 numbers of your phone number. Permission to speak will then be granted to you.
- During the public comment session only, you will be sworn in before your comments. Each speaker will have four (4) minutes to speak and when your time expires your microphone will be muted.
- You cannot participate in public comment or questions unless you are attending the virtual meeting through Zoom, either by computer or phone access.

- All microphones of public users will be muted during the meeting, except as set forth above during the public comment and question portion of each agenda item.
- As required by N.J.A.C. 5:39-1.4(f), a member of the public may alternatively submit written comments by 4 p.m. on the Thursday prior to each regular meeting listed above. Such written comments may be read at the public meeting only if they are consistent with the Open Public Meetings Act and guiding regulations, pertain to an agenda item, are consistent with the Zoning Board of Adjustment bylaws, which restrict public comment to three minutes per person. Written comments may be emailed to [Irina.Gasparyan@cityofasburypark.com](mailto:Irina.Gasparyan@cityofasburypark.com), mailed to Irina Gasparyan, Zoning Board of Adjustment, Asbury Park City Hall, One Municipal Plaza, Asbury Park, New Jersey 07712, or deposited in the drop box identified by the City Seal, located at Asbury Park City Hall, One Municipal Plaza, Main Entrance, Asbury Park, New Jersey.

### **ACCESS TO DIGITAL PLANS AND APPLICATION MATERIALS**

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented or you may visit the Zoning Board website to access plans here: [www.cityofasburypark.com/zoningboard](http://www.cityofasburypark.com/zoningboard) Within the agenda below, click on a link for the case you wish to review. Alternatively, you may call or email the Planning Department to arrange receipt of the application materials: [Irina.Gasparyan@cityofasburypark.com](mailto:Irina.Gasparyan@cityofasburypark.com) or 732-502-5724

**Virtual Meeting Agenda**  
**Asbury Park Zoning Board of Adjustment**  
**Regular Meeting**  
**Tuesday, January 25, 2022**  
**7:00 PM**

**A. Call to Order**

**B. Open Public Meetings Statement**

**C. Roll Call**

**D. Executive Session:** Discuss Board staff re-appointments

*A written resolution will be adopted by the Board for the executive session at the meeting*

**E. Appointment/Re-appointment of Zoning Board Members:**

1. Daniel Harris
2. Jill Potter
3. Bonnie Nach

**F. Annual Board Reorganization:**

1. Temporary appointment pending permanent appointment by the Zoning Board
  - Temporary Chairperson
  - Temporary Board Attorney
  - Temporary Board Secretary
2. Nominations and appointment for 2022 offices:
  - Chairperson
  - Vice-Chairperson
  - Board Secretary
  - Board Attorney
  - Conflict Attorney
  - Board Planner
  - Conflict Planner
  - Board Engineer
  - Conflict Board Engineer
  - Board Recording Services
3. 2022 Zoning Board Official Newspapers
4. Adoption of 2022 Zoning Board Meeting Schedule

**G. Minutes:**

1. Minutes of the December 14, 2021 Regular Meeting

**H. Resolutions:**

1. Dunn et al., 904 Heck Street, Block: 3303 Lot: 16

## I. Applications:

1. **ZB-2021-09**  
**503 8<sup>TH</sup> Ave, LLC**  
**503 Eighth Avenue, Block 3703, Lot 4, R1 Zone**  
Minor Subdivision with d(2) variance of a pre-existing non-conforming use.
  
2. **ZB-2021-10 (Carried from 1/11/21 without notice)**  
**Justin Neden**  
**830 Dunlewy Street, Block: 1801 Lot:14 R-1 Zone**  
Applicant is seeking c variance for one story addition of bathroom and laundry
  
3. **ZB-2021-13**  
**Rimal, Arun**  
**1212 Sunset Avenue, Block 2303, Lot 6, R-1 Zone**  
Applicant is seeking c variances for proposed 2 story rear addition

*Formal Action may be taken on all applications above.*

## J. Adjournment