

**CITY OF ASBURY PARK**  
**PUBLIC NOTICE OF VIRTUAL MEETING**  
**REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT**  
**Tuesday, February 23, 2021 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 732-502-5711 or via email at [michele.alonso@cityofasburypark.com](mailto:michele.alonso@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: Feb 23, 2021 07:00 PM Eastern Time (US and Canada)

Topic: City of Asbury Park Zoning Board Virtual Meeting 02/23/21

**Join Zoom Meeting**

<https://zoom.us/j/92040297155?pwd=bkhkcHBzMkFZajVRUUhmaFRzRGRCQT09>

Passcode: 583775

Webinar ID: 920 4029 7155

**One tap mobile**

+13017158592,,99531369870# or +13126266799,,99531369870#

**Dial by phone by your location:**

+1 929 205 6099 or

+1 312 626 6799

Enter Webinar ID: 920 4029 7155#

- 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 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 [Michele.Alonso@cityofasburypark.com](mailto:Michele.Alonso@cityofasburypark.com), mailed to Michele Alonso, 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, February 23, 2021**  
**7:00 PM**

- A. Call to Order
- B. Open Public Meetings Statement
- C. Roll Call

**D. Applications:**

- 1. **300 Sixth Avenue, LLC** (Carried from November 10, 2020 without further notice)  
**300 Sixth Avenue, block 3606 Lot 5, R2 Zone**  
Bulk and FAR variances to construct a two-unit structure.  
*Formal Action may be taken.*

Application documents available here for public inspection: [www.cityofasburypark.com/zoningboard](http://www.cityofasburypark.com/zoningboard)

- 1. **1302 Mattison, LLC (Carried from December 8, 2020 without further notice)**  
1302 Mattison Avenue, Block 1101 lot 23, Zoning District: R1A  
Applicant is seeking an appeal of the prior zoning officer's determination; a certificate of non-conforming use; or in the alternative a use variance with existing bulk variances for the use of existing structure as a two-family dwelling.

Application documents available here for public inspection: [www.cityofasburypark.com/zoningboard](http://www.cityofasburypark.com/zoningboard)

**E. Adjournment**

*Respectfully submitted by Irina Gasparyan, Board Secretary*