

**Zoning Board Minutes
Regular Meeting- Virtual
January 26, 2021**

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, Jill Potter, Catherine Minervini & Bonnie Nach

Board Members Absent: none

Board Members Recused:

Board Staff: Jack Serpico (Board Attorney); Donna Miller (Board Planner), Jason Fichter (Board Engineer)

A. Call to Order

B. Open Public Meetings Statement

C. Roll Call

D. Applications:

1. 300 Sixth Avenue, LLC (Carried from November 10, 2020 Meeting with new notice)

300 Sixth Avenue, block 3606 Lot 5, R2 Zone

Bulk and FAR variances to construct a two-unit structure

Andrew Karas, attorney for applicant

Exhibit B-1: Certification by member Wendi Glassman

Michael Savarese, Architect for applicant, sworn in

Exhibit A-7: Arch plans revised 11/9/20

Savarese: Reviewed revisions to plans

Board Professionals sworn in

Open to Public Q's

Ernest Mignoli

Werner Baumgartner

Maria Perretti

Closed Public Q's

David Roberts, Licensed Planner for applicant, sworn in

Roberts did not complete testimony

Karas: consent to waive time constraints to carry application

Motion to carry application to February 23, 2021 without further notice: Avallone

Seconded by: Lewis

All in favor

Application CARRIED

5-Minute Recess

Roll Call

2. 1302 Mattison, LLC (Carried from December 8, 2020 without further notice)

1302 Mattison Avenue, Block 1101 lot 23, R1A Zone

Application seeking a use variance for use of the existing structure as a two-family dwelling in a single family zoning district.

Three (3) members were recused from hearing this matter in order to avoid any conflict of interest- They were, C. Avallone (Russell Lewis chaired the meeting at this point); Wendi Glassman and Jill Potter.

After some discussion it was decided to carry this application to the Feb. 23, 2021 meeting without further notice and with the consent of the applicant's attorney in order for the Board and staff to review the transcript of the March 3, 2020 meeting and get the City file(s) to the applicant's attorney. He did not have the same documents that were in possession of the Board members.

Motion to carry application to February 23, 2021 without further notice: Lewis

Seconded by: Ashman

All in favor, none opposed

Application CARRIED

E. Adjournment

Motion to adjourn by:

Seconded by:

All in favor, none opposed

Meeting adjourned 9:31pm