

Zoning Board Minutes
Regular Meeting- In-person
May 10, 2022

Announcement by the Chairman that the meeting is in compliance with the Open Public Meetings Act, Chapter 231, Public Law 1975. Adequate notice of this meeting has been provided to the Coaster and Asbury Park Press. All notices are on file with the Board Secretary.

Board Members in Attendance: Christopher Avallone, Russell Lewis, Daniel Harris, Jill Potter, Tim Szlyk, Brittany Ashman, Wendi Glassman, John Scully

Board Members Absent: Bonnie Nach

Board Members Recused: none

Board Staff: Jeffrey Beekman, Board Attorney; Donna Miller, Jason Fichter, Irina Gasparyan, Board Secretary

A. Minutes:

- a. Minutes of the April 26, 2022 Regular Meeting
Motion by: Avallone **Seconded by:** Harris **All in favor**

- b. Minutes of the April 12, 2022 Regular Meeting
Motion by: Avallone **Seconded by:** Harris **All in favor**

- c. Minutes of the March 22, 2022 Regular Meeting
Motion by: Avallone **Seconded by:** Harris **All in favor**

B. Applications:

- 1. **ZB-2021-09**
503 8TH Ave, LLC

503 Eighth Avenue, Block 3703, Lot 4, R1 Zone

Preliminary & Final site plan & Minor Subdivision with d(2) variance of a pre-existing non-conforming use.

Andrew Karas, attorney for applicant

Walter Hopkins, lic engineer for applicant, sworn in

Hopkins: described revisions- added handicap space, portico added as requested, refuse area 4' vinyl fence, exterior curb as requested, additional request that interior curb- request only exterior, add'l 48 plantings/buffer plantings, note tree save areas as requested by public, stormwater- no additional for new lot- submitted report to board engineer

Exhibit A-2: Revised Site plan dated 4/6/22

Board Professionals sworn in

Avallone: if subdivision approved, how does affect overall stormwater?

Fichter: new stormwater considers whole lot not

Exhibit B-3: updated Board planner report

Miller: 5' perimeter requirement is separate requirement

Karas: so not included design exception required

Fichter: is the column close to parking space clear?

Hopkins: has to be

Miller: wouldn't need a waiver because portico is permitted into setback. Where columns are there is insufficient info looks like base of column encroaches into parking space. We want to make sure that it doesn't have to be moved.

Exhibit B-4: Insite updated report
Avallone: Harris Requested parking spaces be numbered
Karas: will do that
Dremluk: is there any way that column will be on pavement?
Hopkin: will not, just didn't match up correctly
Karas: will make sure the plans are correctly showing the columns

Open to Public Q's

Enrique Wegel, 506 8: How many units in this development? Can show 12 parking spots in drawing? Will there be a driveway on the new lot?
Hopkin: driveway will be decided after approval
Karas: not required for single family home
Lisa Boyer, 500 Deal Lake Dr: in regards to runoff, has there been consideration to
Hopkin: yes been considered and shown a reduction in runoff in post-development
Boyer: parking shortage- increase units, anything to keep lights shining into 500 deal lake
Karas: ramifications are speculative. Have now shortage of parking on the site. Not increasing amount of people.
Hopkin: do have landscaping to mitigate lights, curbing
Chanel Flores, 506 8th Ave: landscaping- what are plantings considering and part of stormwater plan?
Karas: show landscape plan
Hopkin: as far as stormwater management
Miller: landscape design to satisfy buffering/screening/ornamental- not designed for stormwater. Not required to be.
Flores: what prevent new owner to remove trees/plants on lot line. What is proposed on new lot?
Brian Keelean, 503 8th: how wide is drive aisle for new parking spaces. How do you consider street spaces sizes?
Hopkin: 16' reduced from 24'. Ordinance requirement with regard to angle of parking spaces. Spaces drawn at 22'

Close Public Q's

Michael Savarese, architect for applicant, sworn in

Savarese: when given site plan, played around with sizes came up with port cochere- curbing- this configuration works-
Avallone: will this allow fire truck to go through
Savarese: yes, we made sure fire truck will fit,
Exhibit A-4: architectural plans dated 4/26/22
Exhibit A-5: Arch Rendering
Miller: don't like idea of bollards
Fichter: can make columns stronger
Scully: is there any concern that someone may not be able to open door with column?
Savarese: no, it doesn't affect

Open to public Q's

Wegel: carport is wide open? But told 2 cars will park under? How wide?
Savarese: 12x28' dimensions of portico
Flores: will there be superimposed plan?
Savarese: site plan shows
Carrie Butch, 500 Deal lake dr: parking lot

Lewis: Mr. Siegel not here to answer questions

Motion to carry application to 6/28/22 without further notice : Avallone **Second:** Lewis
All members vote in favor
Application CARRIED

E. **Adjournment:**

Motion to adjourn: Avallone
Meeting adjourned: pm

Second: All in favor