

**Zoning Board Minutes
Regular Meeting- Virtual
May 11, 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, & Bonnie Nach
Board Members Absent: Catherine Minervini
Board Members Recused: Wendi Glassman & Jill Potter
Board Staff: Jack Serpico (Board Attorney); Donna Miller (Board Planner), Doug Clelland (Board Engineer)

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

D. Applications:

1. Nicole Graham & Scott Schedivy

1121 Asbury Avenue, block 3606 Lot 5, R1 Zone

Bulk and FAR variances to construct a two-unit structure
Ronald Troppoli, attorney for applicant

Exhibit A-1: Photos of site presented by applicant

Troppoli: call applicant Nicole Graham as witness

Graham: described use and plans for property

Open to public Qs

Ernest Mignoli: plan to have environment checked out?

Serpico: Irrelevant

Close public Q's

William Severino, architect for applicant, sworn in

Exhibit A-2: arch plans

Severino: described property, changes to property, 1st floor 800 sq ft., total usable space 1200 sq ft

Troppoli: comment by board planner, does this fit into community design?

Severino: yes

Nach: what was across from window on 2nd floor rear on NW side? Not showing what 2nd floor casting

Severino: a bathroom.

Donna Miller, Board Planner, sworn in

Miller: rule of thumb is no solid fences at streets, has to be set back 25' but house is not. Not sure what benefit is of 6' or 4' fence

James Higgins, Planner for Applicant, sworn in

Ashman: what is reason for shape of deck?

Severino: access to garage & bilco doors.

Harris: anyone considered 4' fence on side?

Severino: defer to applicant to agree to what board requests

Doug Clelland, Board Engineer sworn in

Clelland: proposed roof leaders going to discharge same as now? And half in raised beds?

Severino: yes

Clelland: in review plans, from what I can tell is there a net reduction in impervious surfaces?

Severino: were putting deck over what was paved, plus planting beds, there would definitely be a net reduction

Clelland: said propose gravel under deck, one thing board has done before is request gravel pit under to divert water, could that be done

Open to public Q's

Ernest Mignoli

Close public Q's

Open Public comments

Joseph Crisci

E. Mignoli

Close Public Comments

Ashman: remove more of impervious in rear, stormwater

Avallone: suggest 4' fence, agree w/ ashman about paying attention to stormwater

Serpico: 12" gravel base, where exactly remove concrete

Ashman: I suggest where stairs come down

2 minute recess

Roll call

Troppoli: applicant agrees to remove impervious surface from leading edge of stairs to garage

Motion to approve application: Avallone

Seconded by: Lewis

All regular members vote unanimously

Application APPROVED

2. Adjournment

Motion to adjourn by: Avallone

Seconded by: Lewis

All in favor, none opposed

Meeting adjourned 9:43pm