

**Zoning Board Minutes**  
**Regular Meeting- In-person**  
**May 24, 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: Daniel Harris, Tim Szlyk, Brittany Dremluk, Bonnie Nach and Barbara Krzak (PB member)

Board Members Absent: none

Board Members Recused: Christopher Avallone, Jill Potter, Wendi Glassman, Russell Lewis and John Scully (alt)

Board Staff: Jeffrey Beekman, Board Attorney; Irina Gasparyan, Board Secretary; Michael Sullivan, Board Planner; Doug Clelland, Board Engineer

---

**A. Applications:**

**1. B-2021-11**

**City by the Sea Vet / Thomas J. Caltabilota, MS, DBM, LLC**  
**1411 Memorial Drive      Block: 2303 Lot: 6, R1 Zone**

C & D variances for site plan to renovate an existing building to operate a Veterinary Clinic with accessory uses.

Kevin Kennedy, attorney presented opening statements

Thomas J Caltabilota, DVM, Applicant

Kennedy: Summary of what occurred at last meeting; applicant retained sound expert after comments, architect changes made per comments and suggestions

Michael Testa, architect for applicant, sworn in

Testa: biggest concern was sound and location of rooms, we made some changes to rooms.

Exhibit A-2: 2D color rendering of building updated 5/24/22

Testa: made changes per Sullivans suggestions, lowered sign above entrance to 14'6" and smaller sign brought down, screening panels around rooftop units t match the building, height of 21'7" above grade-

Exhibit A-3: sample dog play area photo

Testa: moved grooming area from center to north area of plan. Rear door – noise engineer indicated some concern over sound transmission. Other concerns- filters- overview of 2 types of systems will use. If something. Awnings have been removed.

Szlyk: windows on residential sides blacked out?

Testa: blacked out & wall in front of them.

Dr. Thomas Caltabilota, Applicant, sworn in

Caltabilota: for play area, want it to be safe area to relieve themselves.

Harris: how often filters be changed? Exhaust

Calabilota: for this location, will have regular maintenance company

Norman Dotti, Licensed Acoustical Engineer, sworn in

Exhibit A-3: Acoustical Sound measurements

Dotti: set up 3 environmental monitors at site @ end of April, 3 sets of graphs covers the 72 hours of measurements. There are lots of times when ambient sounds are greater than what there

Sullivan: is it measured at residential address?

Dotti: daytime measured by 2 people talking to each other decibels, night limit measured by sleep disturbance. Primary source of noise is train. At this location sound levels are high 90-100 dba.

Considerable amount of sound, good for clinic because any noise made by clinic is unnoticeable. I've

worked on # of dog kennels/establishments, gave examples of 2 sites, neighbors just don't hear anything. When looked @ drawings, ideas that boarding pens are up against the walls, windows are the weak link- so what we proposed is using double glass laminated window w/ double air space in pane- proposed window w double glass has more protection than the triple glass suggested. On top of that, the wall in front more than triples the sound protection. By putting a separate wall rather than separate glass is much more effective. Doors- suggested double doors w/ vestibule to provide a sort of sound lock. Other thing is the ceiling- just to be safe, the ceiling tiles proposed are very effective to provide sound barrier

Dremluk: other sites visited, were they same proximity as this site where neighbors don't complain?

Dotti: they're farther on one side but closer on another site. I have every confidence that sounds will not effect the neighbors because of windows, walls, doors, ceilings used.

Dremluk: what is the level of noise that would be coming from the building?

Dotti: I didn't calculate that, but I would say no more than 40 dba based on architectural features.

Krzak: this was extremely important/informative.

Beekman: if 2 people talking & 3<sup>rd</sup> person joins

Dotti: if add another source, it goes up by 3 DB, not same number multiplied.

Dremluk: what did you use for source data?

Dotti: assume barking dogs 100 DBA for a cluster (20)

Sullivan: if assume that source of building is 100 and have the brick walls, etc.

Dotti: didn't do those calculations, but we are looking at least 60-70 decibels from the sound emitted.

This is really substantial construction. I've never done one this extreme

Thomas Muller, Civil engineer for applicant, sworn in

Muller: described lighting changes, made changes that result in significant design waivers; added bike racks, removed awnings/canopies no variance for front yard setback, signage reduced, removed corner wall signs, externally lighted signs, shifting fence 1' off property line to remove waiver,

Exhibit A-5: Site plan rendering dated

Kennedy: member asked if could plant mature trees, decorative lights removed per comments,

Muller: bike racks- no proposed cover over the racks but applicant has indicated if employees need to store bikes they can inside building during rain.

Sullivan: planting area

Dremluk: designed refuse areas for employees to take out, if hire outside person,

Krzak: would applicant be amenable to move refuse area to E side so away from the neighbors. Do you have the impervious calcs

Cleland: that's how the city ordinance is, if were to subtract out the pervious, do you know what that would be?

Kennedy: summarize the waivers and variances still needed

Muller: went through CCH report waivers and variances identified in report

Sullivan: lights are fully shielded non glare so fully compliant.

Harris: have sign on bike racks that racks are for site

Open to public Questions

John Lofredo, 6<sup>th</sup> ave: will you address the sewer line? It hasn't been used in long time.

Muller: will inspect the line as suggested in Insite report

Andrew Jifolla, Traffic Operations Engineer for applicant, sworn in

Jifolla: letter submitted to board and indicated maximum employees- that indicates peak operation of 20 employees on site. For customer parking, took parking counts during summer and November, but beyond that I was out there personally observing spaces aside from the counts where someone was there taking data for extensive time.

Dremluk: don't see how going out 2 days could give idea of parking in this city- we experience it differently.

Jifolla: we proposed to dedicate 2 parking spots for pickup/drop off

Harris: can work w town to get 15 minute spots on street

Jifolla: we don't think it would be necessary, but applicant would be open to look into. There is enough street parking to accommodate. I was at the site both hearings and observed that there were more counts during week in evening and there was a game on both nights, but ore parking because school closed.

Krzak: im concerned over traffic as well as parking.

Jifolla: I don't think customers need to interact with area to west.

Harris: prime concern is the residents in the neighborhood

Dremluk: and children

Caltabilota: our neighbors are our customers and they wouldn't object. We have also discussed the benefit of being near the high school and develop work programs for students.

Clelland: is there reason chose spaces to observe?

Jifolla: from experience know that parking

Open to Public Q's

John Lofredo: did you notice always cars parked there

**Motion to carry application to July 12, 2022 without further notice with possible special meeting date:**

Harris **Second:** Krzak

**Application CARRIED**

**E. Adjournment:**

**Motion to adjourn:** Krzak **Second:** Nach **All in favor**

Meeting adjourned 10: 06pm