

Zoning Board Minutes
Regular Meeting- In-person
June 14, 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, Bonnie Nach, Daniel Harris, Jill Potter, Tim Szlyk, Wendi Glassman, John Scully

Board Members Absent: Jill Potter

Board Members Recused: none

Board Staff: Jeffrey Beekman, Board Attorney; Donna Miller, Board Planner; Doug Clelland, Board Engineer; Irina Gasparyan, Board Secretary

A. Resolutions:

1. Resolution of Approval- Gallagher, 1503 Park Ave, Block: 3602 Lot: 12
Motion by: Avallone **Seconded by:** Harris **All eligible in favor**

2. Resolution of Approval- Ferrie & Gallagher, 1505 Park Ave, Block: 3602 Lot: 11
Motion by: Avallone **Seconded by:** Harris **All eligible in favor**

B. Minutes:

1. Minutes of the May 10, 2022 Regular Meeting
Motion by: Avallone **Seconded by:** Harris **All in favor**

2. Minutes of the May 24, 2022 Regular Meeting
Motion by: Avallone **Seconded by:** Harris **All in favor**

C. Applications:

1. ZB-2021-13

Atlas-Berney, Marilyn

507 Sewall Avenue, Block 3201, Lot 14, R-2 (previously PO) Zone

Applicant is seeking c & (d) variances for new construction of a proposed 2.5 story single family home

Andrew Karas, attorney for applicant

Board Professionals sworn in

Karas: we're going to go by the R2 zone so no need to determine

Douglas Hanley, lic civil engineer for applicant, sworn in

Exhibit A1: Plot grading/drainage plan dated 9/17/21 rev. 3/21/22

Hanley: described project,

Exhibit B-1: Insite 2/3/22 report

Karas: address drywell system, runoff,

Richard Sciria, Attorney representing neighbor Dale Fior, 705 Grand Ave

Sciria: cant make determination of whether house is 2 or 2.5 story, correct?

Henley: defer to architect

Open to Public Q's

Ester Pakarski, alphabets preschool: did you say not enough clearance between this & my property.

Robert Wagner, 510 Sewall: is there any way that a new tree can be planted on west side space?

Hanley: we are open to planting new tree

Ellen Pakarsi, 701 Grand: is my building going to be safe in another storm?

Hanley: stormwater will comply with the state & local ordinances.

Close Public Q's

Anthony D'Angelo, architect for applicant, sworn in

Exhibit A-2: Architect plan dated 3/31/22

Dangelo: yes. My opinion with cross collar ties & to top ridge beam of roof- trying to maintain 30' so it makes the attic uninhabitable, cathedral ceilings, so it is 2.5 story home

Landscape- described planting

Exhibit A-3: rendering of proposed house w/ specifications/materials

Avallone: have issue with garage in front, most of houses in city have garages in rear or side

Lewis: any other double driveways in this area? Any consideration to put single curb cut

Miller: how committed to full double hung windows over the garage?

Dangelo: thought to keep it with residential look, trying to break down massing

Exhibit B-2: Revised CCH report dated 4/20/22

Miller: definition of half story- describes how you calculate starting @ 5 feet- what they've designed is unique- creative way of looking @ traditional and modern in the city.

Karas: it acts as a 2.5 story but doesn't meet the definition

Miller: if gable roof, would meet definition. Next thing is building massing, garage- really don't like garage doors facing street

Karas: willing to move back 1 foot to make it conform

Sciria: Based on planners statement, is your position that it still doesn't require a variance for height?

Karas: we did notice it & if board decides there is a variance needed for that

Sciria: how many ac units? Anything to reduce noise of units?

Dangelo: 2 units, 6' privacy fence, landscaping, units are new & quiet

Sciria: balcony

Karas: there is a question about seeing over neighbors on balcony, is there not 10' trees, and windows on back of property, there is no difference between windows and balcony, is that correct?

Dangelo: yes

Karas: we are also willing to plant higher trees

Open to Public Q's

Esther Pakarski, alphabets- what is the setback to our property

Miller: fence will be on property line, everything of theirs will be on their side

10-minute Recess

Karas: bring back architect to see if there are any changes that can be made

Dangelo: we could limit curb cut, shrink driveway, and add more green space to side

Lewis: but will still have double garage

Miller: if push the garage back, it complies but it doesn't conform exactly to neighborhood.

5 minute recess

Karas: will look into changes and come back

Motion to carry application to 8/9/22 without further notice : Avallone **Second:** Lewis

All members vote in favor

Application CARRIED

E. Adjournment:

Motion to adjourn: Avallone **Second:** Lewis **All in favor**

Meeting adjourned: 9:52pm