

**Zoning Board Minutes**  
**Regular Meeting In-person**  
**June 28, 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, Wendi Glassman & John Scully

Board Members Absent: Bonnie Nach

Board Members Recused: none

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

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**A. Minutes:**

- a. Minutes of the June 14, 2022 Regular Meeting

**Motion by:** Avallone      **Seconded by:** Lewis      **All in favor**

- b. Minutes of the June 14, 2022 Special Meeting

**Motion by:** Harris      **Seconded by:** Szlyk      **All in favor**

**B. Applications:**

1. **ZB-2021-09**  
**503 8<sup>TH</sup> 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  
Peter Siegel, applicant sworn in

Avallone: Real reason for this hearing is the subdivision not the existing building and portico.

Lewis: my issue is taking 10 family & condensing to smaller lot & taking down parking. Don't see how can continue to fit 10 family on this lot. Did you think about reducing impact of lot?

Siegel: feel confident that we've looked at everything we could, came back 3 times and listened to the board and community, made every effort to appease.

Board Professionals sworn in

Clelland: from our perspective all our comments have been addressed

Miller: at last hearings lots of discussion about preserving the historic structure & fit on lot. In this design there is more than 10 parking spaces. Issue of decreasing # of units- master plan guides us that we should increase housing, made direction to add single family houses in this area, also made direction to preserve Victorian house & multi-family housing. Purpose of zoning is to supply adequate housing with sufficient parking, desirable aesthetics, historic preservation, they're hitting all those notes. You have to decide.

Glassman: when talked about trees, said would preserve the trees confused about how to preserve.

Karas: we will use every attempt to preserve those trees

Open to Public Q's

Carrie Butch, deal lake dr: any consideration to keep park setting

Rita Marano, 8<sup>th</sup> ave  
Close Public Q's

Karas: closing comments  
Open to Public Comments

Rita Marano, 504 8<sup>th</sup> Ave  
Louise Murray, 1604 Grand  
Carrie Butch, 500 deal lake dr  
Denise Nadell, 504 8<sup>th</sup> Ave  
Noreen Curry, 500 deal lake dr  
Close public Comment

Lewis: not fond of this personally, as ZB member don't think I have grounds to deny this

Glassman: exactly, struggle with density but don't have grounds for deny

Harris: see so many buildings going up in Asbury and this is just one house, I have no problem with it

Avallone: hesitant to approve this application, don't know how rest of the board feels about having the single family just concerned about losing the green space

**Motion to approve application:** Harris **Second:** Lewis

Yays: Russell Lewis, Daniel Harris, Jill Potter, John Scully

Nays: Tim Szlyk, Wendi Glassman, Christopher Avallone

**Application DENIED**

## 2. ZB-2021-02

**Barnett**

**1205 Pine Street, Block 2201, Lot 10, R1 Zone**

Bulk Variances for 2 story addition, deck, porch & garage to existing single family residence

John Rihacek, attorney for applicant

Scott Barnett, applicant, sworn in

Lewis: house next door is sister house, having issue with encroachment in front

Potter: have issue w front yard setback

Barnett: if bring to same setback as house next door. All of other houses are closer than we would be

Avallone: may not want to go any further tonight and discuss with architect about the roofline, garage, moving porch back

Miller: Code allows them to have attached garage would just need to be set back 5'

Barnett: other houses down the street with garage in front

Motion for 5 min recess

Cirangle: would be able to make those changes, could set porch back, change roofline, set garage back 5' from building frontage, encroach into rear yard.

Rihacek: would be encroaching into rear yard

Glassman: also ask that you reconsider all the window designs

**Motion to Carry application to 8/9/22 without additional notice:** Avallone **Second:** Lewis

All members in favor

**Application CARRIED**

E. **Adjournment:**

**Motion to adjourn:** Avallone

**Second:** Potter

**All in favor**

Meeting adjourned: 9:pm