

Zoning Board Minutes
Regular Meeting
September 14, 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, Brittany Ashman, Wendi Glassman, Bonnie Nach, Catherine Minervini, Daniel Harris, Tim Szlyk

Board Members Absent: Jill Potter

Board Members Recused:

Board Staff: Jack Serpico (Board Attorney); Irina Gasparyan (Board Secretary); Donna Miller (Board Planner)

A. Call to Order

B. Open Public Meetings Statement

C. Roll Call

D. Minutes:

1. Minutes of 7/13/21 Regular meeting

Motion By: Avallone Seconded By: Lewis

All in favor, none opposed

Minutes Approved

E. Applications:

1. Alder, Robert and Jane

407 Fourth Avenue, Block 3504, Lot 16, R1 Zone

Bulk and FAR variances for 2.5 story addition to a single family structure.

Jane Alder, applicant, sworn in

Robert Alder, applicant, sworn in

Board professionals sworn in

Exhibit A-1: example porch/railing from neighbor property

Nach: attic is currently 2 floors, so will eliminate 1?

Alder: correct

Avallone: not changing footprint of

Ashman: are u replacing windows? Decorative?

Miller: windows have been changed so many times difficult to determine what is original. If going to mimic the 4over 1 would be appropriate

Ava: need to understand how going to remediate stormwater runoff

Alder: not sure but aware of the water issues, can see now how water lays around foundation. When did home inspection pointed out that water pools.

Miller: going to suggest that put gutters around the house- doesn't have to be every angle, but work with your contractor to determine where & board engineer will determine what will do with the downspouts.

Fichter: can speak with applicant to guide them how best to do that.

Alder: that would be great

Lewis: garage & parking

Alder: garage only accessible by driving all the way across the grass, we don't intend to put in a driveway to garage. Driveway is very long can fit 4 across. We only have 2 cars & apartment is only 1 bedroom so don't expect anyone to have more than 1 car.

Lewis: understand that when grant variances it goes w the land not the owner, so we have to think beyond future.

Glassman: all block is marked permit parking. I also see problem. Don't think your current work arrangements

Minervini: answer to tandem parking is everyone gets a key to cars to move

Miller: one option is to create a small 1 car space in the back and then tenant space would be parallel. Since owners would be tandem they would only block themselves. Another option is there is a huge parking lot next door perhaps an arrangement can be made. Other option is to enlarge for turn around. only 14' in narrowest gap & not enough to turn. Or pave all backyard for 3 car parking.

Lewis: so still entering house from side. I'm just stuck on parking.

Harris: you have enough space to extend parking in back. Have off-street parking one of important things people look for off-street parking

Serpico: this is all permitted parking on the street. Could be possible that

Ashman: permit only

Glassman: if its 2 family & required to have 3 spots, how can public space satisfy?

Nach: not public, its for residents only

Serpico: answer is yes. Asking for exception & offering viable alternative. Only difference in this case is have to make it a condition to get permit parking

Glassman: do we want to set a precedent

Miller: what saying is does it really satisfy design exception. Ex of compact spaces

Glassman: issue arises because the applicant wants to have a 2 family house in R1 zone

Minervini: another issue to take into consideration is applicant could decide to rent the huge house and create more demand for house.

Alder: don't want to add more asphalt, also don't want to change the look of the house to add parking. Our house is actually the last house so theres actualy 3 spaces

Ashman: another option is can add another type of permeable material in the rear dont have to asphalt. Even gravel. Designated spot for tenant in the driveway. Owner can get parking permit for street themselves.

Serpico: suggest owners take a step back and come back

Miller: can also come back with the stormwater management & window designs

Serpico: gutters & downspouts, front porch railing design- someone has to look @ design guidelines to make sure they go along, window type & design, parking solution.

Alder: what do you need to see?

Fichter: water drainage plan, parking layout, & architectural windows specifications.

Motion to carry application to 10/26/21 without further notice: Avallone

Seconded by: Lewis
All in favor, none opposed
Application CARRIED

F. Adjournment

Motion to adjourn by: Avallone
Seconded by: Ashman
All in favor, none opposed
Meeting adjourned 8:16pm