ZONING BOARD OF ADJUSTMENT
FEBRUARY 26, 2015

Present: Messrs. Hutchinson, Lisko, Cupoli, Fowler; and Ms. Casserly and Ms. Young

Absent: Mr. Fitzgerald, Mr. Ross and Mr. Greig

Also Present: Board Attorney Kevin Kennedy, Esq., Board Secretary April Claudio, and Zoning Officer Ted Bianchi

The secretary stated that adequate notice of this meeting of the Zoning Board of Adjustment was sent by email to our official newspapers, the Coast Star and the Asbury Park Press on December 22, 2014 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Cupoli made a motion to waive the reading and approve the minutes of the January 22, 2015 regular meeting, which was seconded by Mr. Fowler and approved by the following vote:

AYES: Messrs. Hutchinson, Lisko, Cupoli, Fowler; and Ms. Casserly and Ms. Young
NAYS:
ABSTAIN:

Mr. Hutchinson made a motion to waive the reading and approve the resolution granting approvals to Donald & Glenn Brand, 900A D Street, which was seconded by Ms. Casserly and approved by the following vote:

AYES: Messrs. Hutchinson, Lisko, Cupoli, Fowler; and Ms. Casserly and Ms. Young
NAYS:
ABSTAIN:

Ms. Young made a motion to waive the reading and approve the resolution granting approvals to First Equity Investments LLC and Mark Presto, 110 13th Avenue, which was seconded by Mr. Cupoli and approved by the following vote:

AYES: Messrs. Hutchinson, Lisko, Cupoli, Fowler; and Ms. Casserly and Ms. Young
NAYS:
ABSTAIN:

Mr. Fowler made a motion to waive the reading and approve the resolution dismissing the application of Victor & Tammy Soluri, 1209 Maplewood Road, which was seconded by Mr. Cupoli and approved by the following vote:

AYES: Messrs. Hutchinson, Lisko, Cupoli, Fowler; and Ms. Casserly and Ms. Young
NAYS:
ABSTAIN:

<u>FIRST EQUITY INVESTMENTS LLC – 112 13TH AVENUE</u>
Appearing for this application was attorney Gregory Vella, Architect Michael Moss, and John Childs of First Equity Investments.

Mr. Vella stated his client owns this property and will be the builder. Their application is similar to the one they had last month before the board. This property is to replace a three family home with a new single family home with a detached garage. Only need two variances: building coverage and the dormers. Plan is very similar to the one approved last month. The three family house has already been demolished.

Mr. Moss explained the details of the design of the house which is similar to the one they will build at 110 13th Avenue. He submitted a one page rendering of the proposed house. Requesting a variance for the dormer in the half story. It does not meet the ordinance requirements because of the height needed to access the half story balcony. The architectural design will fit in with the neighborhood. Only need a variance for building coverage because the detached garage puts them over the maximum permitted. The design of the garage will match the new home. There are no other variances being required for the house or the garage. They would not be able to reduce the size of the garage to comply with building coverage and still keep it as a two car garage.

Mr. Bianchi pointed out that the a/c condenser platform is within in the side yard setback. Mr. Moss stated it may overhang by 12 inches into the setback. This creates an additional variance. Mr. Bianchi stated the ordinance states the driveway can only be 10 feet wide. Mr. Vella stated they will clearly identify on the plans that the driveway will only be 10 feet wide. Mr. Moss stated because of the proposed access stairs the driveway will probably be closer to 8 or 9 feet wide.

Mr. Moss clarified the proposed square footage of the house is 2621 sq ft.

Mr. Fowler asked if they have heard any opposition from the neighbors. Mr. Vella replied no. Mr. Fowler asked about water runoff. Mr. Moss stated water will drain on grade. Mr. Lisko stated with the last application they suggested details on water runoff management be discussed with the Borough engineer.

Mr. Vella stated if they make the driveway 9 feet wide that would allow some room to shift the a/c condenser so they won't need a variance for it. Mr. Bianchi clarified the pad has to be incompliance with the setback too. Mr. Vella stated the pad would be 1 foot into the side yard setback however the actual condensers will not be in the setback.

Mr. Fowler asked how many bedrooms are proposed. Mr. Moss stated there are four.

Mr. Cupoli asked if they would be willing to put the utilities underground. Mr. Vella stated they have no problem with it.

Ms. Young asked if there is another floor in the garage. Mr. Vella replied no and added there is no loft or area above the garage. There is no living space in the garage. Ms. Young asked how many parking spaces are in the driveway. Mr. Vella replied three.

Ms. Casserly asked if this house is for sale or if there is a contract purchase. Mr. Childs stated this property will be listed for sale.

Mr. Hutchinson questioned a note by Mr. Bianchi on their Minor Land Use application regarding the dormers on the third floor not being in compliance. Mr. Bianchi stated that is included in their dormer variance they are seeking.

Public: Mark Presto, 15th Avenue, contract purchaser of 110 13th Avenue, stated he is not opposed to the size and look of the house and garage.

Board Comments: Mr. Fowler stated there was a pre-existing non-conforming house that was demolished and recognizing that and the fact a tasteful single family home would be going in its place the Board should have no concerns about this. He is in favor of the application.

Mr. Cupoli stated the area is changing for the better and thinks this will be a nice home. They have cooperated with everything they have asked for. He is in favor of the application.

Ms. Young stated it is nicely done and is in favor of the application. Ms. Casserly agreed.

Mr. Hutchinson likes the standing seam roof and the way the architectural design was broken up.

Mr. Lisko stated he too is in favor of the application and appreciates them working with the Board.

Mr. Cupoli made a motion to approve the application, which was seconded by Ms. Young and approved by the following vote:

AYES: Messrs. Hutchinson, Lisko, Cupoli, Fowler; and Ms. Casserly and Ms. Young
NAYS:
ABSTAIN:

Ms. Casserly made a motion to adjourn the meeting, which was seconded by Mr. Hutchinson and approved unanimously.