

ZONING BOARD OF ADJUSTMENT

MARCH 24, 2016

PRESENT: Messrs. Ross, Fitzgerald (arrived at 7:30 pm), Greig, Hutchinson, Cupoli, Fowler, and Ms. Young

ABSENT: Mr. Lisko and Ms. Casserly

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 18, 2015 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Ross made a motion to waive the reading and approve the minutes of the February 25, 2016 regular meeting, which was seconded by Mr. Cupoli and approved by the following vote:

AYES: Mr. Ross, Mr. Cupoli, Mr. Fowler, Ms. Young

NAYS:

ABSTAIN: Mr. Hutchinson and Mr. Greig

INELIGIBLE: Mr. Fitzgerald

Mr. Cupoli made a motion to waive the reading and approve the resolution granting approvals to Anthony Marino, 414 Seventh Avenue, which was seconded by Mr. Ross and approved by the following vote:

AYES: Mr. Ross, Mr. Cupoli, Mr. Fowler, Ms. Young

NAYS:

ABSTAIN: Mr. Hutchinson and Mr. Greig

INELIGIBLE: Mr. Fitzgerald

Mr. Cupoli made a motion to waive the reading and approve the resolution granting approvals to Eugene Sova, 1402 B Street, which was seconded by Mr. Fowler and approved by the following vote:

AYES: Mr. Ross, Mr. Cupoli, Mr. Fowler, Ms. Young

NAYS:

ABSTAIN: Mr. Hutchinson and Mr. Greig

INELIGIBLE: Mr. Fitzgerald

Mr. Kennedy announced the application of Elizabeth Alonso-Arpaia, 108 Eighth Avenue, is being postponed to the April 28th meeting due to a noticing error.

JEFF & CLARA WILLEY – 414 10TH AVENUE

Appearing for this application was Mr. Willey and his architect Paul Moore. There was a few minutes during the beginning of this application that the audio recorder stopped working. During this time period the testimony not recorded was just preliminary background questions on the property asked by Mr. Kennedy.

Mr. Willey stated he would like to renovate and expand the front house for his family. Would like to add a bedroom to the first floor and an addition on the second floor. Would also like to add porches and decks to the front and rear of the house. He stated there is a rear house that is being unchanged. While he intends to use the property for his family only he would like to keep the two-family use.

Mr. Moore stated the variances are for the non-conforming use and building coverage of 29.4%. There are some existing non-conformities with the setbacks for both structures but those are not being changed. Front porch is well within setbacks and enhances the front of the house. The addition is at the rear of the house. Also plan to renovate the existing front house to open up the floor plan. If approved the front house will have three bedrooms and two and a half bathrooms which is what is there now. They are not intensifying the use of the property. If the garage apartment wasn't over 440 square feet they would get a credit towards building coverage and then be in compliance. There will not be any changes to the rear structure.

ZONING BOARD OF ADJUSTMENT
MARCH 24, 2016

Mr. Fowler asked if this application would be before the Board if the rear structure wasn't there. Mr. Bianchi stated they would not be unless they were still over on the building coverage. Mr. Fowler asked about an additional a/c unit. Mr. Moore stated if they add one it will be in the rear of the property. Mr. Fowler asked about water runoff. Mr. Moore stated the roof gutters and leaders would run into the grass.

Ms. Young asked if the office and game room would be considered bedrooms because they have a closet in them. Mr. Willey stated they need storage since there is no attic. Ms. Young was concerned that this could actually be a five bedroom house. Mr. Bianchi stated the room is whatever the architect designates it as. He added that there is plenty of parking on site regardless.

Mr. Greig asked if the house is rented. Mr. Willey stated he has never rented the front house. He added he hopes to move in full time in spring 2017. Mr. Greig asked if the rear structure would be rented. Mr. Willey stated it is currently used for guests and is not rented but would like to keep the option to rent it.

Mr. Hutchinson asked if the rear structure is heated. Mr. Willey replied yes.

Mr. Fitzgerald pointed out the plans show a grill under the rear deck which he doesn't think is permitted.

Public: none

Board Comments: Mr. Fowler stated he would be in favor of the application. Mr. Cupoli stated he would vote in favor of the application and wished them luck. Ms. Young stated she inclined to vote yes. Mr. Greig stated it looks like good changes and he would be inclined to vote in favor of the application. Mr. Ross and Mr. Hutchinson, Mr. Fitzgerald agreed. Mr. Fowler made a motion to approve the application, which was seconded by Ms. Young and approved by the following vote:

AYES: Messrs. Hutchinson, Ross, Greig, Fitzgerald, Cupoli, Fowler and Ms. Young
NAYS:

JOHN & MARIA FLETCHER – 204A 17TH AVENUE

Appearing for this application was Mr. and Mrs. Fletcher and his architect Joseph Bruey. Mr. Fletcher stated he has owned the property since 2009. The property had a cottage on it when he bought it but it was badly vandalized and he had it torn down. He stated he lives in Sparta, NJ but has family around here. They would like to downsize and like the shore. He stated due to their health issues they would like to eliminate as many stairs as possible by keeping the house at one level. The proposal is for a new single family home with two bedrooms and two bathrooms. He stated the home will be passive solar.

Mr. Bruey stated they conform to all of the setbacks. The only variance is for building coverage. Part of the reason they need the building coverage variance is because the house is all one level.

Mr. Kennedy pointed out that this property is an undersized lot and vacant which under municipal land use law requires the Board to allow the applicant to build something to avoid inverse condemnation.

Mr. Hutchinson stated he likes that this home will be solar and asked for clarification on how it is a passive solar home, which was explained by Mr. Bruey.

Mr. Ross asked about the materials to be used on the outside of the building.

Mr. Greig asked if there are any neighboring properties for sale. Mr. Fletcher replied no. Mr. Greig asked about storm water runoff. Mr. Bruey stated they talked about roof gutters to help keep the water on the property or other options such as a drywell or French drain.

Mr. Cupoli stated he would like to see all utilities and cables placed underground if possible.

ZONING BOARD OF ADJUSTMENT
MARCH 24, 2016

Public: none

Board Comments: Mr. Fowler stated he is in favor of the application. Mr. Cupoli stated he appreciates the efforts they have made as far as conservation and design and is in favor of the application. Ms. Young stated she is in favor of the application. Mr. Fitzgerald stated it looks great and is well thought out. Mr. Greig stated they have met all the requirements of an undersized isolated lot and have come up with a great plan for the lot. Mr. Ross stated he is in favor of the application. Mr. Hutchinson stated it is a great plan and is in favor of the application.

Mr. Hutchinson made a motion to approve the application, which was seconded by Mr. Greig and approved by the following vote:

AYES: Messrs. Hutchinson, Ross, Greig, Fitzgerald, Cupoli, Fowler and Ms. Young

NAYS:

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