

ZONING BOARD OF ADJUSTMENT

APRIL 27, 2017

PRESENT: Phil Greig, Michelle Casserly, Mark Fitzgerald, Jonathan Lisko, Judy Young, Robert Cupoli, and Charles Ross (arrived 7:11 p.m.)

ABSENT: John Hutchinson and Manny Fowler

ALSO PRESENT: Board Attorney Kevin Kennedy and Board Secretary April Claudio

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 November 18, 2016 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop: Ms. Claudio stated she received letters from Liz Arpaia, 108 Eighth Avenue and Jeannette Higgins, 417 11th Avenue, requesting extensions on the approvals they received from the Board. The Board approved a two-year extension for 108 Eighth Avenue and an extension until December 31, 207 for 417 11th Avenue as requested.

Ms. Claudio also stated she received a request from Bill Shippers to hold a special meeting because he has several applications he would like to present to the Board. The Board agreed.

Mr. Greig made a motion to waive the reading and approve the resolution granting approvals to Gregory Pitaway, 1241 Briarwood Road, which was seconded by Ms. Casserly and approved by the following vote:

AYES: Mr. Greig, Ms. Casserly, Mr. Fitzgerald, Mr. Lisko, Ms. Young, Mr. Cupoli and Mr. Ross

NAYS:

ABSTAIN:

ANDREW SINDT – 409 15TH AVENUE

Appearing for this application was Andrew J. Sindt, father, and his son Andrew A. Sindt. The son is the actual owner of the house however it is used by the family as a second home. The proposal is to renovate the house and put an addition on. Some portions will be demolished and rebuilt. Would like to keep it in the family as a second home. The current home is 1 ½ stories and has a bedroom on the first floor and a loft on the second floor with one bathroom. The proposal will have three bedrooms and a loft on the third floor with two and a half bathrooms. Variances: side yard setback, existing and will maintain, at 3 ft., where 5 ft. is required, rear yard setback of 13.5 ft. proposed to the deck where 35 ft. is required is to the house, front yard setback is existing at 14 ft. where 20 ft. is required, and a variance for the driveway. The driveway is in the front of the house now with only one parking space. Would like to relocate driveway to the side of the home to allow for four parking spaces. Would like to install the driveway now so it can be used during this summer. The rest of the construction would happen in the fall.

Mr. Greig asked where the fourth bedroom is. Andrew J. Sindt stated the third floor is a loft but it won't be used as a bedroom since there's no door. Ms. Young stated it does have a closet though. Mr. Greig asked about the rear yard setback. Andrew J. Sindt stated the rear yard setback to the house complies but want a variance for the deck. He added the exterior will be maintenance free materials, vinyl siding, railings, treks decking, etc.

Mr. Cupoli stated 80 ft. is required for four parking spaces and the plan doesn't show that. Andrew J. Sindt stated it will be an 18x40 ft. setback and they will park double wide. Mr. Cupoli asked if utilities could be placed underground. They agreed. Mr. Cupoli asked if existing footings will be used. They stated they would use the existing footings and foundation. Mr. Cupoli asked about water runoff. They have stone between their house and their neighbor's driveway and have not had any runoff issues. They also agreed to install drywells. Mr. Cupoli asked about air conditioning. They did not have a proposed location for the condenser yet. Mr. Cupoli stated he would like to see it in a compliant location and a low decibel unit.

Ms. Young asked about a height variance. No height variance is required.

Mr. Fitzgerald sought clarification on the porch and deck setbacks. It was clarified that a variance may be needed for the front porch as well. Mr. Fitzgerald pointed out the 18x40 to meet

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the parking requirement starts from the corner of the home not the corner of the porch. They are starting it from the corner of the house. Mr. Fitzgerald wanted to make sure the impervious coverage was calculated correctly. They did not count the new wood deck.

Mr. Ross pointed out that a variance is required for the larger width of the driveway, which they were aware of. He asked if any on-street parking spaces would be lost by moving the curb cut. Andrew A. Sindt stated they will close-up the existing curb cut so the existing on street parking space in front of the house would just move west.

Ms. Young asked why the attic floor is called a loft when it looks like a bedroom. It was because there is no door.

Andrew A. Sindt stated he would like the option to use paver strips and grass for the driveway instead of full pavers. This does not affect the impervious coverage calculation.

Public: Ina Jardina, 15th Avenue, stated she owns two properties on 15th Avenue. One of their properties is across the street from this application. Both of her properties have basements and do not flood. She would like to keep it that way. She was concerned with the density of the proposal and the side yard setback.

Board Comments:

Mr. Greig stated it appears to be a good plan. Doesn't believe the construction will cause any water concerns based on their willingness to do a drywell and attempt to keep the water onsite.

Mr. Cupoli agreed. He is in favor of the application.

Ms. Young pointed out to the neighbor there is no variance for impervious coverage. She is in favor of the application.

Mr. Fitzgerald stated the impervious coverage is not problematic. This will be a dramatic improvement to the structure and the neighborhood.

Ms. Casserly stated she appreciates their flexibility and working with the Board.

Mr. Ross stated he is in favor of the application.

Mr. Lisko stated he has considered the neighbor's concerns but doesn't see their proposal being a detriment. He pointed out that they are not granting an impervious coverage variance so when they determine their final number it must be 55% or less.

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

AYES: Mr. Greig, Ms. Casserly, Mr. Fitzgerald, Mr. Lisko, Ms. Young, Mr. Cupoli and Mr. Ross

NAYS:

At approximately, 8:10 p.m. the Board took a recess. At approximately 8:20 p.m. the Board reconvened, roll call was taken, and all were still present.

MICHAEL & DEBRA FRADKIN – 80 INLET TERRACE

Appearing for this application was Mr. & Mrs. Fradkin and their architect Michael Testa. Mr. Fradkin stated they have owned the property for nine months and it is a vacant lot with an existing shared driveway. They demolished the home in October 2016. They would like to build a new single-family home. They currently live in Manalapan and would like to move here full time.

Mr. Testa explained the proposed floor plan and exterior design. They would like to expand the existing shared driveway to 10 ft. on their side of the property line to make it more navigable. Variances are required for side yard setback, driveway setback, and roof over the second-floor

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porch. The side yard setback is only for a small portion of the rear corner of the house because of the odd shape of the lot.

Ms. Casserly asked how many parking spots will be on site. Mr. Testa did not know for sure but stated the driveway is rather long and they have a two-car garage.

Mr. Fitzgerald wanted to make sure the height does not need a variance. Mr. Kennedy pointed out that Mr. Bianchi's review did not indicate a height variance nor did the applicant request one. Mr. Testa stated they will review the height with Mr. Bianchi to ensure they don't need a height variance. They will do whatever is needed to conform.

Ms. Young just clarified the interior layout.

Mr. Cupoli would like the utilities underground and asked about water runoff. Mr. Testa stated they will put the utilities underground and the property drains into both waterways.

Public: John Cola, West Long Branch, contractor for the site, stated he was the contractor for the house next-door as well. He does not see a problem with complying with the height. The property already drains to the water on both sides and won't be an issue.

Board Comments:

Mr. Ross stated it's a beautiful design and will be an asset to the neighborhood.

Ms. Casserly stated the plans are gorgeous and she appreciates their investment in the town.

Mr. Fitzgerald stated he is in favor if there are no variances for the height and pool.

Ms. Young stated she was in favor.

Mr. Cupoli stated it is an excellent design and wished them well.

Mr. Greig stated it is a gorgeous plan and is in favor of the application.

Mr. Lisko agreed.

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

AYES: Mr. Greig, Ms. Casserly, Mr. Fitzgerald, Mr. Lisko, Ms. Young, Mr. Cupoli and Mr. Ross

NAYS:

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