

ZONING BOARD OF ADJUSTMENT
JANUARY 26, 2017

PRESENT: John Hutchinson, Michelle Casserly, Philip Greig, Jonathan Lisko,
Charles Ross, Robert Cupoli, and Manny Fowler

ABSENT: Judy Young and Mark Fitzgerald

ALSO PRESENT: Board Attorney Kevin Kennedy, Board Secretary April Claudio and
Zoning Official 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 November 18, 2016 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop Discussion: Ms. Claudio will prepare a 2016 yearend report. Mr. Kennedy asked the Board members to send her any comments or topics they would like added to the report. The Board will discuss the report at their next meeting.

Mr. Kennedy administered the Oath of Office to the following Board members: Jonathan Lisko, Phil Greig and Chuck Ross

Mr. Fowler made a motion to nominate Jonathan Lisko as Chairman for 2017, which was seconded by Mr. Hutchinson and approved unanimously.

Mr. Greig made a motion to nominate Michelle Casserly as Vice Chairwoman for 2017, which was seconded by Mr. Fowler and approved unanimously.

Mr. Greig made a motion to waive the reading and approve the resolution appointing Kevin Kennedy as Board Attorney, which was seconded by Mr. Ross and approved by the following vote:

AYES: Mr. Hutchinson, Ms. Casserly, Mr. Greig, Mr. Lisko, Mr. Ross, Mr. Cupoli and
Mr. Fowler

NAYS:

ABSTAIN:

Ms. Casserly made a motion to waive the reading and approve the resolution appointing April Claudio as Board Secretary, which was seconded by Mr. Hutchinson and approved by the following vote:

AYES: Mr. Hutchinson, Ms. Casserly, Mr. Greig, Mr. Lisko, Mr. Ross, Mr. Cupoli and
Mr. Fowler

NAYS:

ABSTAIN:

Ms. Casserly made a motion to waive the reading and approve the minutes of the December 15, 2016 meeting, which was seconded by Mr. Greig and approved by the following vote:

AYES: Mr. Hutchinson, Ms. Casserly, Mr. Greig, and Mr. Lisko

NAYS:

ABSTAIN: Mr. Cupoli, Mr. Ross and Mr. Fowler

Mr. Greig made a motion to waive the reading and approve the resolution granting approvals to Russ & Cindy Sherwood, 310 11th Avenue, which was seconded by Mr. Hutchinson and approved by the following vote:

AYES: Mr. Hutchinson, Ms. Casserly, Mr. Greig, and Mr. Lisko

NAYS:

ABSTAIN: Mr. Cupoli, Mr. Ross and Mr. Fowler

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CHRISTOPHER & DIANA COCCHI – 202 TENTH AVENUE

Appearing for this application was attorney Leonard Keychek, architect Victor Malerba, public planner Eric Griffith, and Mr. Cocchi. Mr. Cocchi stated he would like to build a second story addition to his home. Mr. Malerba stated the existing house is one story and they are proposing a second story addition with a usable half story space as well as a rear deck and swimming pool. The one existing side yard setback will be increased from 2.9 feet to 5 feet by removing an existing entry way. The variances being requested are for total side yard setback and the dormer of 16 ft. wide. The driveway will no longer be pavers it will stay concrete. The pathway that exists now will be removed and replaced with pavers. Mr. Malerba submitted illustrated elevations of the proposal.

Mr. Griffith stated he reviewed the plans and visited the site. He stated he believes the application could be granted without substantial detriment to the neighborhood. There are other dormers in the area that are a similar size. Their dormer is also in the rear of the house and will not be visible from the street.

Mr. Fowler asked how many bedrooms are in the current structure. Mr. Malerba stated there are three now and it will stay at three. Mr. Fowler asked about the setback for the pool equipment. Mr. Malerba stated the equipment will be enclosed and low decibel. It's also about 10 feet from the neighbor's structure. Mr. Fowler asked about central air conditioning. Mr. Malerba stated the condensers will be in the same location. Mr. Fowler asked about putting the electric underground. Mr. Malerba stated they will keep the electric wires overhead as is. The interior electric would be moved from the basement to the first floor. Mr. Fowler asked where the water will go from the roof. Mr. Malerba stated there will be a gutter system.

Mr. Cupoli asked if there would be drywells. Mr. Malerba stated it would be up to the board's suggestion. Mr. Cupoli stated he would like to see a drywell or something else and he would also like to see the electric be placed underground. Mr. Malerba and Mr. Cocchi agreed to put the wires underground.

Mr. Fowler asked if there would be a generator. Mr. Malerba stated they haven't discussed it but if they do put one in they would try to keep it in the same area. If they choose to do so they will meet the requirements.

Mr. Cupoli asked about the side yard setbacks. Mr. Malerba stated the one side would increase and the other would stay the same.

Mr. Ross asked for clarification on the setbacks. Mr. Malerba stated the west side currently is 2.5 and will stay the same. The east will change from 2.9 to 5.10 feet. Mr. Ross asked about the wood deck around the pool. Mr. Malerba stated it will be all the way around the pool with stones underneath it and planters throughout. Mr. Bianchi stated if there is plastic under the stones then that would have to be added into the impervious coverage calculation. Mr. Bianchi was concerned the pavers in the front yard would be considered a patio which isn't permitted in a front yard. Mr. Malerba stated he could redesign the pavers in the front yard so it looks more like a walkway than a patio. Mr. Ross asked about a shed. Mr. Malerba stated there is one existing and it will be removed.

Mr. Greig asked for clarification on the sidewalk in the front yard. Mr. Malerba stated they will reduce the number of pavers on the walkway. Mr. Greig asked about a fence around the pool. Mr. Malerba stated it is shown on the plans. Mr. Greig asked for clarification on the dimensions of the house. Mr. Malerba stated there will be about 40 plus feet from the rear property line to the rear deck and the front of the house is being expanded and moved 20 feet closer to the sidewalk. Mr. Greig asked for building height. Mr. Malerba replied 33 feet; will not exceed 35 feet.

Mr. Bianchi asked about windows on the second floor on the west side. Because it's less than 3 feet there cannot be any windows on the second floor. Mr. Malerba stated he had one window in the existing attic but will remove it. Mr. Bianchi stated it's a building code requirement.

Ms. Casserly asked if there were any considerations to reduce the size of the dormer. Mr. Malerba stated they wanted the dormer at 16 feet because it worked well with the design. Ms.

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Casserly asked if it would be a rental. Mr. Cocchi stated he has never rented it and does not plan on renting it since he's putting so much work into it.

Mr. Hutchinson asked how much foundation is being kept. Mr. Malerba stated they are keeping the whole foundation and adding onto it. Mr. Hutchinson asked how much of the existing structure they are going to keep. Mr. Malerba stated they are hoping to keep most of the ground floor framing in place. They will have a structural review done. Mr. Bianchi stated if they have to do a substantial tear down of the first floor it is considered a new structure and would require approval from the Board.

Mr. Lisko asked for clarification on the decks. Mr. Malerba explained the front deck connects to the rear deck.

Public: Dawn Lystad, 204 Tenth Avenue, stated her house is to the west where the close property line is. She is concerned about drainage since she is doing extensive work on her property. Also concerned about noise by the pool because she has a back house with tenants. She also stated there are two different types of fences on the property existing.

Mr. Cocchi stated they are good neighbors, they won't be there all the time and it won't be a rental so noise won't be an issue. The fence will be completely removed and replaced. He added that she rents to tenants who are young adults which is a concern to him since he is putting money into his property. Mr. Cupoli stated they addressed the water runoff by requesting drywells if the town engineer agrees it will work.

Board Comments

Mr. Fowler stated he is pleased that they have chosen Belmar has a possible future residence for them. He is impressed with the renditions. Renderings were tastefully done. He is in favor of the application.

Mr. Cupoli expressed gratitude for working with the Board and addressing his concerns. Feels it will look great. Wished them luck.

Mr. Ross agreed with Mr. Fowler and Mr. Cupoli. Likes the design of the house, goes with the area but is also a little different. The dormer isn't an issue for him.

Mr. Greig agreed and is in favor of the application.

Ms. Casserly stated it is a beautiful home and appreciates them being flexible.

Mr. Hutchinson stated he would vote in favor. Mr. Lisko agreed.

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

AYES: Mr. Hutchinson, Ms. Casserly, Mr. Greig, Mr. Cupoli, Mr. Ross, Mr. Fowler and Mr. Lisko

NAYS:

ABSTAIN:

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