

ZONING BOARD OF ADJUSTMENT

JULY 27, 2017

PRESENT: John Hutchinson, Jonathan Lisko, Charles Ross, Philip Greig, Robert Cupoli, and Manuel Fowler

ABSENT: Judy Young, Michele Casserly, and Mark Fitzgerald

ALSO, PRESENT: Board Attorney Kevin Kennedy, Esq. 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.

Mr. Ross arrived at approximately 7:09 p.m. and Mr. Fowler arrived at approximately 7:14 p.m.

Mr. Cupoli made a motion to waive the reading and approve the minutes of the June 22, 2017 meeting minutes, which was seconded by Mr. Fowler and approved by the following vote:

AYES: Mr. Hutchinson, Mr. Greig, Mr. Lisko, Mr. Ross, and Mr. Fowler

NAYS:

ABSTAIN: Mr. Cupoli

Mr. Greig made a motion to waive the reading and approve the resolution granting approvals to Paul Spennrath and Joseph Horn, 703 B Street, which was seconded by Mr. Hutchinson and approved by the following vote:

AYES: Mr. Hutchinson, Mr. Greig, Mr. Lisko, Mr. Ross, and Mr. Fowler

NAYS:

ABSTAIN: Mr. Cupoli

Mr. Greig made a motion to waive the reading and approve the resolution granting approvals to George & Nancy Oliver, 1901 Surf Avenue, which was seconded by Mr. Cupoli and approved by the following vote:

AYES: Mr. Hutchinson, Mr. Greig, Mr. Lisko, Mr. Ross, and Mr. Fowler

NAYS:

ABSTAIN: Mr. Cupoli

Mr. Greig made a motion to waive the reading and approve the resolution granting approval to Frank Pino and Michele Mars of 215 14th Avenue, which was seconded by Mr. Hutchinson and approved by the following vote:

AYES: Mr. Hutchinson, Mr. Greig, Mr. Lisko, Mr. Ross, and Mr. Fowler

NAYS:

ABSTAIN: Mr. Cupoli

Ms. Claudio stated she received a letter from Donato Apicella, 307 11th Avenue, requesting to postpone his application until the August or September meeting.

Mr. Hutchinson made a motion to approve the application being carried to the September meeting, which was seconded by Mr. Greig and approved unanimously.

Mr. Lisko announced that the application for Donato Apicella, 307 11th Avenue was postponed until the September 28, 2017 meeting without any further noticing.

DAVID D'AOLIA & COLLEEN DUFFY – 88 INLET TERRACE

Appearing for this application was Michele Struble and Phil DellaPietro of Pool & Spa Doctor on behalf of the applicants. The proposal is for a 15x28 in-ground pool with paver patio. A variance is required for impervious coverage. The existing property is over by 2% already. The proposal with the pool, equipment and patio will put the impervious coverage at 51.49%.

Mr. Lisko asked if the pool is counted in the impervious coverage calculation. Ms. Claudio stated the pool itself is not counted but the pavers would be. Mr. Lisko stated it looked like the pool was included in the calculation. Ms. Struble stated it was.

The Board requested permeable pavers be used to get a 50% credit towards the impervious coverage calculation.

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Ms. Claudio confirmed that the pool water area should not be included in the impervious calculation. That would make the impervious coverage about 47%.

Mr. Greig asked if there could be any other changes made to reduce the impervious coverage since it is now only 7% over the permitted 40%.

Mr. D'Aolia and Ms. Duffy pointed out that their lot is slightly over 10,000 square feet but if they were at 9999 square feet they would be allowed 55% impervious coverage. They don't want to pull up the existing patios because of the cost and they are beautiful. They are also installing a water retention system underneath the pool.

Mr. Hutchinson was concerned the setback for the pool equipment did not comply. Ms. Claudio stated the requirement is 10 feet. Mr. DellaPietro stated they could move the equipment inside the crawl space so no variance for the setback would be needed.

Public: none

Board Comments:

Mr. Fowler was concerned that the calculations for impervious coverage are not clear given all the discussion.

Mr. Cupoli stated he would like to see the percentage reduced a little more.

Mr. Dellapietro stated they would reduce the coverage by 18 square feet now that the pool equipment is inside the house.

Mr. Ross stated he would be in favor of the application if the coverage calculations presented are accurate and what they submit to do.

Mr. Greig stated it looks like a lot of lot coverage but it boils down to only about 7% over what's allowed. Water runoff isn't an issue being near the lagoon. Appreciates the pool equipment being moved.

Mr. Hutchinson stated he is in favor of the application and appreciates their willingness to move the pool equipment. It's a beautiful project.

Mr. Lisko agreed and likes their proposal to install the two water retention systems they spoke of.

Mr. Kennedy stated the Board can figure out the impervious coverage tonight or have it done by the applicant and presented at the next meeting. He added the resolution wouldn't be adopted until the next meeting anyways.

Ms. Struble stated she can have the engineer revise the calculations and resubmit it so the Zoning Officer can review and the Board can discuss at the next meeting and vote then. Mr. Kennedy will have a resolution prepared that night so there is no loss of time.

The Board agreed.

Mr. Fowler made a motion to carry the application to the August 24th meeting, which was seconded by Mr. Cupoli and approved unanimously.

MICHAEL & LAUREN RADOSSICH – 98 20TH AVENUE

Appearing for this application were Mr. and Mrs. Radossich and their attorney Mark Akins and their engineer Ray Carpenter.

Mr. Kennedy marked into the record the new revised plans and a review letter from William White, the Borough's Flood Plain Administrator. Mr. Kennedy read the review letter into the record. The letter stated the plans have been revised to comply with the Borough's Flood Damage Prevention Ordinance.

The Board took a 10-minute recess at 8:14 p.m. to allow for Mr. Akins to arrive.

At approximately 8:27 pm the Board reconvened and roll call was taken. All of them were still present.

Mr. Akins had not arrived yet but the applicant wished to proceed.

Mr. Carpenter explained the changes made to the plans. They now comply with the height and flood elevation requirement. Made some decorative changes to the stairs and rearranged the layout of the stairs. No changes to the variances being requested. The Ocean Avenue porch is at a 12-ft. setback. It is unclear if that requires a variance or not but it complies with the average front yard setback of the block.

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Variances requested are for: lot size, building coverage, driveway width of 18 feet, garage access frontage, porch depth, porch setback on Ocean Avenue.

Mr. Kennedy suggested assuming a variance is required for the porch since the Board is unsure.

Mr. Akins arrived at 8:33 p.m.

Mr. and Mrs. Radossich reiterated the existing conditions of the property. The existing structure is a two-family home and will be demolished.

Mr. Hutchinson asked for the intent of the loft, it appears it could be a fifth bedroom. Mrs. Radossich stated it would be used as a playroom for the children.

Mr. Greig questioned the height. Mr. Carpenter stated the overall height is 33.12 feet and 37.5 feet from base flood elevation.

Mr. Ross clarified that they comply with flood elevation requirement. Mr. Akins read Mr. White's letter.

Mr. Kennedy added that after the last meeting there was communication with Mr. White and the Borough's representatives and the Borough decided not to make any changes to their flood damage prevention ordinance and the map that is used.

Mr. Lisko asked if the curb cut could be reduced while still getting the vehicles in the driveway. Mr. Carpenter pointed out there is an existing curb cut and they are just relocating it.

Public: Allison Gerard, 100 20th Avenue, supports the application. Wished the house could be lower but welcomes these beautiful plans.

Board Comments:

Mr. Hutchinson stated he is grateful they decided to move the house up. Supports the rest of the variances.

Mr. Greig stated he too is happy the house was raised up and thinks it's a good plan.

Mr. Ross stated he thought it was a good plan back in March and thinks it still is a good plan.

Mr. Cupoli, Mr. Fowler and Mr. Lisko agreed

Mr. Kennedy summarized the application and listed some of the conditions of the application.

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

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

NAYS:

ABSTAIN:

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