

ZONING BOARD OF ADJUSTMENT

MARCH 27, 2025

PRESENT: Mark Fitzgerald, Tony Almeida, Mark O'Neill, Randie Brazel, Chuck Ross, Jim DiOrio, Phil Greig, Barry Lubin, and Clare Hayner

ABSENT:

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

The secretary said 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 and by posting a copy of said notice at the Municipal Complex.

Mr. Greig offered a motion to approve the minutes of the February 27, 2025 meeting, which was seconded by Mr. Lubin and approved unanimously.

Mr. Greig offered a motion to waive the reading and approve the resolution for Charles & Laurie Crocco, 213 Third Avenue, which was seconded by Mr. Lubin and approved by the following vote:

AYES: Ross, Greig, Lubin and DiOrio
ABSTAIN: Almeida, Fitzgerald, O'Neill

Mr. Greig offered a motion to waive the reading and approve the resolution for Donald Brown, 110 10th Avenue, which was seconded by Mr. Lubin and approved by the following vote:

AYES: Ross, Greig, Lubin and DiOrio
ABSTAIN: Almeida, Fitzgerald, O'Neill

Mr. Fitzgerald offered a motion to waive the reading and approve the resolution for Jonathan Zamora, 500 15th Avenue, which was seconded by Mr. Greig and approved by the following vote:

AYES: Ross, Greig, and DiOrio
ABSTAIN: Almeida, Fitzgerald, O'Neill, Lubin

Mr. Almeida offered a motion to waive the reading and approve the resolution for Tim & Stefanie Carrara, 503 12th Avenue, which was seconded by Mr. Greig and approved by the following vote:

AYES: Ross, Greig, Lubin and DiOrio
ABSTAIN: Almeida, Fitzgerald, O'Neill

Ms. Claudio announced the application for Barbara Bonsague, 42 Inlet Terrace, is postponed to June 26, 2025. There will be no further notice.

JAY DONOVAN & MICHELLE BUZZI – 103 12TH AVEUE

Appearing for this application were: Mr. Donovan, Ms. Buzzi, architect Paul Amelchenko and engineer Joe Kociuba. This was a continuation from December 19th. Additional exhibits marked: A6 revised application, A7 amended minor land use denial form, and A8 revised architectural plans. Ms. Buzzi stated the existing house is small and they were looking to add more space.

Mr. Kociuba submitted additional exhibits: A9 building and impervious coverage calculations chart and an aerial photograph. Exhibit A9 calculations supersede those listed on the architectural plans.

Mr. Amelchenko explained the architectural plans. There are two bump outs on each side of the existing house that will be removed. The existing foundation will be repaired to accommodate the renovations and addition. Variances requested: building coverage, impervious coverage, side yard setback, combined side yard setback, rear yard setback and garage setback.

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Mr. Bianchi pointed out that a variance for floor area ratio is also required. Mr. Kociuba confirmed it is 2% over.

Mr. Kociuba explained the site plan and the variances. The impervious coverage is improving because of the use of pervious pavers. The building coverage is over the required amount because of the existing garage and front porch. The proposed single-family use is permitted. There is ample parking on site. Felt the variances could be granted without detriment to the neighborhood. The proposal promotes positive visual improvement.

Ms. Hayner asked about the garage. Mr. Amelchenko stated it will have a new roof and siding.

Ms. Brazel asked about the driveway. Mr. Kociuba stated the driveway is 9 feet wide. Mr. Bianchi confirmed that is not a variance.

Mr. Greig asked if they would consider putting the electric underground if feasible.

Public: Mark Presto, 110 13th Avenue, stated the setbacks and building coverage listed in the notice don't match what was said. Recommends they install a drywell. He didn't understand why they don't build a new house instead.

Mr. Ross and Mr. Greig stated they are in favor of the application. Mr. Almeida asked if the rear second story deck counts towards floor area ratio. Mr. Bianchi replied no. Mr. Almeida stated he is not in favor of the application because of the third story balcony and the garage not being brought into compliance. Mr. Lubin stated he would vote in favor of the application. Mr. O'Neill was not comfortable with the application. Mr. DiOrio was concerned about the floor area ratio being over 2%. Mr. Fitzgerald felt it is encouraging to see homes being improved on 12th Avenue. While he shares some of the same concerns, they are minimal, and the positive criteria far outweigh the negative criteria.

Mr. Kociuba asked for a few minutes to confer with the applicant.

At approximately 7:18 pm the Board took a five-minute recess.

Mr. Kociuba stated the "D" variance for FAR is about 72 square feet. If they reduce the house by 2 feet it would eliminate the FAR variance and reduce the building coverage slightly.

Mr. Fitzgerald advised that the revised plans need to be submitted with the new calculations prior to the April meeting in order for the resolution to be adopted.

Mr. Ross offered a motion to approve the application, which was seconded by Mr. Lubin:

AYES: Ross, Greig, Fitzgerald, Lubin, DiOrio

NAYS: Almeida and O'Neill

PHILIP & MAYTE DORIAN – 300 RIVER AVENUE

Appearing for this application were: attorney Jeffrey Beekman, architect Mary Hearn, and Ms. Dorian.

Exhibits marked: A1 application, A2 minor land use application, A3 tax sheet, A4 application checklist, A5 property survey, and A6 architectural plans.

Ms. Hearn submitted additional exhibits: A7 photo board, A8 illustrated site plan, A9 illustrated elevations, and A10 aerial photograph.

Mr. Beekman stated the proposal is to renovate the existing home and add additions.

Variances: existing lot size, building coverage of 42.6%, rear yard setback, side yard setback, and a/c unit in front yard.

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Ms. Hearn stated the zoning chart on her plans should be clear that the east side setback is for the west side.

Ms. Dorian stated she and her husband purchased the home in 2024, and it is currently not occupied. The house is not safe and functional.

Ms. Hearn explained the floor plans, elevations and the variances. There are substantial trees in the right-of-way that they wish to keep. The lot is undersized and shallow for the R75 zone. The home will increase approximately 700 square feet. They would like to remove the existing attached garage and build a new two-story addition with an attached garage with a room above it to allow for a fourth bedroom. Also proposed an addition in the front yard and to replace the existing front porch roof with a balcony. The impervious coverage is under the allowable but is being decreased as well. There is a lot of concrete that will be removed.

Mr. DiOrio asked if there would be a change to the curb cut. Ms. Hearn stated it is being widened. Mr. Bianchi confirmed an additional variance is needed because it will be 19 feet wide where 12 feet is permitted.

Public: Diane Crecca, 302 River Avenue, glad to see the character of the home being kept.

Mr. O'Neill liked the design. Mr. Lubin agreed. Mr. Almeida felt it would look beautiful. The rest of the Board stated they would be in favor of the application.

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

AYES: Ross, Greig, Almeida, Fitzgerald, Lubin, O'Neill, and DiOrio

At approximately 8:30 pm. Mr. Fitzgerald offered a motion to go into an executive session to discuss the Belmar Inn litigation, which was seconded by Mr. Almeida and approved unanimously.

After approximately 15 minutes the Board reconvened in public session.

Mr. Fitzgerald offered a motion to adjourn the meeting, which was seconded by Mr. O'Neill and approved unanimously.