

ZONING BOARD OF ADJUSTMENT

OCTOBER 28, 2021

PRESENT: John Hutchinson, Phil Greig, Mark Fitzgerald, John Lisko, Mike Melango, Bob Cupoli, Holly Deitz, Tom Palmisano and Annemarie Drazenovich

ABSENT: Chuck Ross and Michael Druz

ALSO, PRESENT: Board Attorney Kevin Kennedy, Zoning Official Ted Bianchi, 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 August 30, 2021 by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Hutchinson made a motion to waive the reading and approve the minutes of the September 23, 2021 meeting, which was seconded by Mr. Cupoli and approved by the following vote:

AYES: Mr. Hutchinson, Mr. Greig, Mr. Fitzgerald, Mr. Lisko, Mr. Melango, Mr. Cupoli, and Ms. Deitz

Mr. Melango made a motion to waive the reading and approve the minutes of the September 29, 2021 meeting, which was seconded by Mr. Greig and approved by the following vote:

AYES: Mr. Greig, Mr. Fitzgerald, Mr. Lisko, Mr. Melango, Mr. Cupoli,
ABSTAIN: Ms. Deitz and Mr. Hutchinson

Mr. Greig made a motion to waive the reading and approve the minutes of the October 14, 2021 meeting, which was seconded by Mr. Fitzgerald and approved by the following vote:

AYES: Mr. Hutchinson, Mr. Greig, Mr. Fitzgerald, Mr. Lisko, Mr. Melango, Mr. Cupoli, and Ms. Deitz

Mr. Melango made a motion to waive the reading and approve the resolution for Louis & Lesley Fierro, 400 9th Avenue, which was seconded by Mr. Fitzgerald and approved by the following vote:

AYES: Mr. Hutchinson, Mr. Fitzgerald, Mr. Lisko, Mr. Melango, and Ms. Deitz
ABSTAIN: Mr. Cupoli and Mr. Greig

Mr. Greig made a motion to waive the reading and approve the resolution to dismiss the application for James & Paula Giglio, 406 11th Avenue, which was seconded by Mr. Hutchinson and approved by the following vote:

AYES: Mr. Hutchinson, Mr. Greig, Mr. Fitzgerald, Mr. Lisko, Mr. Melango, Mr. Cupoli, and Ms. Deitz

Mr. Cupoli made a motion to waive the reading and approve the resolution for Howard & Jani Levine, 103 20th Avenue, which was seconded by Mr. Greig and approved by the following vote:

AYES: . Greig, Mr. Lisko, Mr. Melango, Mr. Cupoli

ABSTAIN: Mr. Hutchinson, Ms. Deitz and Mr. Fitzgerald

Mr. Lisko announced the application of Allison and William Ringer, 402 14th Avenue, is being carried to the November 18th meeting. Mr. Lisko made a motion to carry the application, which was seconded by Mr. Melango and approved unanimously.

Mr. Lisko announced the application of Ocean Harbor Apartments LLC, 805 Ocean Avenue is being carried to the January 27, 2022 meeting. Mr. Lisko made a motion to carry the application, which was seconded by Mr. Grieg and approved unanimously.

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MARIA LUFRANO – 101 15TH AVENUE

Appearing for this application was Ms. Lufrano and her architect Paul Amelchenko. A1 application, A2 minor land use application, A3 architectural plans. Mr. Amelchenko stated it is the intent to renovating the home. Requesting from the board to increase the size of the existing second floor bedrooms and add some first and second floor decks. Variances: existing side yard setback of less than 1 feet and building coverage (32% exists). A second-floor balcony in the rear was removed from the plan to keep the building coverage at the same percentage. The first floor is being gutted and renovated. The final result will be a four-bedroom home and relocation of the kitchen. The first-floor porch will be rebuilt, and a second-floor porch will be built above it. The easterly and rear walls will be fire rated.

Mr. Bianchi questioned the windows on the east side. Mr. Amelchenko stated they are all existing except for one in on the southeast corner. Mr. Bianchi stated that window is not permitted because of the distance to the property line. Mr. Amelchenko stated he will remove that window.

Mr. Greig asked about parking. Mr. Amelchenko stated there is a long driveway. Mr. Bianchi stated there are three parking spaces required. Mr. Amelchenko stated he can add 10 feet to the driveway and remove a gate to meet the requirement.

Mr. Cupoli asked if the existing outdoor shower will remain. Mr. Amelchenko replied yes. Mr. Cupoli asked about water runoff. Mr. Amelchenko stated he will pipe the roof leaders out to the street.

Ms. Drazenovich asked if the additional driveway count towards impervious coverage. Mr. Amelchenko stated he will remove 80 square feet of the patio to keep the impervious coverage in compliance.

Public:

Amy Lasko, 104 16th Avenue, asked about the rear balcony. Mr. Amelchenko stated that has been eliminated. She also wanted to make sure the parking won't affect her water drainage.

Board: Mr. Hutchinson stated it is a modest ask and an improvement to the house and neighborhood. The rest of the Board stated they are in favor of the application.

Mr. Greig pointed out that if the patio is made of pervious pavers then they might be able to keep the same size patio.

Mr. Greig made a motion to approve the application, which was seconded by Mr. Cupoli and approved unanimously.

Ms. Claudio explained MaryBeth Hall, 1217 Maplewood Road, received approval to do an addition on the front structure which included a small stoop off the rear of the home. Mary Hearn, architect, prepared a letter requesting that the stoop be replaced with a small deck. There are no changes to the variances that were granted. Mr. Lisko made a motion to approve the change to the plans, which was seconded by Mr. Greig and approved unanimously.

Mr. Kennedy explained Lisa Krenkel, attorney for Daniel DeFranco, 1905 Surf Avenue, requested an extension on the driveways until June 2022. Mr. Kennedy felt the request for the extension was not necessary but there was no issue with the Board granting it. Mr. Lisko made a motion to approve the extension, which as seconded by Mr. Greig and approved unanimously.

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