

# ZONING BOARD OF ADJUSTMENT

**SEPTEMBER 22, 2022**

PRESENT: Phil Greig, Annemarie Drazenovich, John Lisko, Mike Melango, Tom Palmisano, and Holly Deitz

ABSENT: Mark Fitzgerald, 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 January 14, 2022 by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Melango made a motion to waive the reading and approve the minutes of the August 25, 2022 meeting, which was seconded by Mr. Greig and approved by the following vote:

AYES: Mr. Greig, Ms. Drazenovich, Mr. Lisko, Mr. Melango, Ms. Deitz and Mr. Palmisano

NAYS:

ABSTAIN:

The resolution for Edelman Investment Group, 112-114 12<sup>th</sup> Avenue and Joseph Schmidt, 219 8<sup>th</sup> Avenue, were carried to the next meeting.

Mr. Greig made a motion to waive the reading and approve the resolution for Per Christian and Maria Brevig, 207 7<sup>th</sup> Avenue, which was seconded by Ms. Deitz and approved by the following vote:

AYES: Mr. Greig, Ms. Drazenovich, Mr. Lisko, Mr. Melango, Ms. Deitz and Mr. Palmisano

NAYS:

ABSTAIN:

Mr. Greig made a motion to waive the reading and approve the resolution to dismiss the application of Elizabeth Mane, 308 12<sup>th</sup> Avenue, which was seconded by Mr. Melango and approved by the following vote:

AYES: Mr. Greig, Ms. Drazenovich, Mr. Lisko, Mr. Melango, Ms. Deitz and Mr. Palmisano

NAYS:

ABSTAIN:

Mr. Greig made a motion to waive the reading and approve the resolution establishing a policy for application plans, which was seconded by Ms. Deitz and approved by the following vote:

AYES: Mr. Greig, Ms. Drazenovich, Mr. Lisko, Mr. Melango, Ms. Deitz and Mr. Palmisano

NAYS:

ABSTAIN:

The application for 400 Ocean Avenue was carried to the October 27<sup>th</sup> meeting.

## EDISON ISELIN LLC – 105 13<sup>TH</sup> AVENUE

This application was a continuation. Exhibits marked: A20 colored renderings, A21 revised architectural plans, and A22 cover letter dated 9/8/22 addressing changes. Appearing for this application were architects Robert Luntz and Ryan Butler. Mr. Luntz stated they are only seeking one variance now for the third floor. The new plans show parking is in compliance, there is no roof on the second-floor porch, just a sunshade over the windows, and the shower was separated from the house to comply with the setback.

Mr. Bianchi stated the sunshade is a variance because it must be open over the porch.

# ZONING BOARD OF ADJUSTMENT

SEPTEMBER 22, 2022

Mr. Melango asked about the interior roof drains. Mr. Luntz explained they will pipe underground to a feature in the rear yard.

Public: Mark Presto, 110 13<sup>th</sup> Avenue, stated he is happy to see a rental go away and a new house.

Mr. Palmisano felt it is a good design. Ms. Deitz appreciated the changes and thinks they've done a beautiful job. Mr. Melango agreed and felt the changes made a better design. Ms. Drazenovich, Mr. Lisko and Mr. Greig agreed with the comments made.

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

AYES: Mr. Greig, Ms. Drazenovich, Mr. Lisko, Mr. Melango, Ms. Deitz and Mr. Palmisano

NAYS:

ABSTAIN:

## ERICA & GIOACCHINO RIVETTI – 101 20<sup>TH</sup> AVENUE

Appearing for this application were Mr. and Mrs. Rivetti and their architect Paul Damiano. Exhibits marked: A1 application, A2 checklist, A3 minor land use application, A4 architectural plans and A5 model.

Mrs. Rivetti stated they have owned the property for 8 months. There is a single-family home on site that is not occupied currently. The proposal is to build a new single-family home with a garage. They have been coming to Belmar for 40+ years and want to move here full time.

Mr. Damiano explained the property is in a flood zone. The proposed home would be 2 ½ stories with a detached garage. The only variance being requested is for building coverage for the garage. The proposed building coverage is 35.16% where 30% is allowed. The proposal also includes a pool and landscaping.

Mr. Greig asked if the utilities will be underground. Mr. Damiano replied yes.

Ms. Drazenovich asked about protection around the generator. Mr. Damiano stated there would be a bollard.

Public: Allison Gerard, 100 20<sup>th</sup> Avenue, stated she approves the application.

Gerald Frungillo, 106 North Blvd., supports the application.

Mr. Greig stated the proposal is a very big improvement. Ms. Drazenovich was in favor of the application. Mr. Melango stated he supports the application. Ms. Deitz felt it is a great design. Mr. Lisko agreed and felt it would be a benefit to the neighborhood.

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

AYES: Mr. Greig, Ms. Drazenovich, Mr. Lisko, Mr. Melango, Ms. Deitz and Mr. Palmisano

NAYS:

ABSTAIN:

At 7:06 p.m. Mr. Lisko made a motion to go into executive session to discuss pending litigation involving the Stapleton application, which was seconded by Mr. Melango and approved unanimously.

At 7:20 p.m. the Board reconvened in public session. Mr. Greig made a motion to adjourn the meeting, which was seconded by Ms. Deitz and approved unanimously.