

ZONING BOARD OF ADJUSTMENT

June 10, 2020

PRESENT: Robert Cupoli, Mike Melango, Mark Fitzgerald, John Hutchinson, John Lisko and Chuck Ross

ABSENT: Manny Fowler, Tom Palmisano and Phil Greig

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 May 18, 2020 and by posting a copy of said notice at the Municipal Complex on the same date.

This meeting was held virtually via Zoom.

Ms. Claudio announced the application of Louis Mandia, 1708 B Street has been postponed to the June 25th meeting and the applicant will re-notice.

MARK & LYNNE SIGONA – 207 FIRST AVENUE

Appearing for this application was Mr. Sigona, his attorney William Shipers, architect Mary Hearn and builder Dave Kinsel.

Mr. Shipers stated the Sigonas have lived in Belmar for 23 years. This property is currently their second home. They are currently building a new home that will become their principal residence in the next few years.

Ms. Hearn stated the lot is 11,250 square feet. The new home being constructed conforms to zoning and is almost complete. They would now like to build a detached garage and put a roof over the existing patio. She explained the Borough's zoning chart dictates building and impervious coverage by lot size and not the zone. Larger lots have smaller percentages. If the lot was a true R-75 lot which is 7,500 square feet, then they would comply with the building and impervious coverage. Since the property is over 11,000 square feet the percentages are lower and therefore need a variance. She felt adding a two-car garage makes the property look whole. There is a lot of green space available.

Mr. Shipers stated they could give away 1200 square feet of their property to the neighbors and be in compliance with building the garage and covered patio. Ms. Hearn stated the patio is already there just asking to cover a portion of it.

Ms. Hearn felt there are no detriments to granting the variances. There are benefits to having a garage. The setback for the garage is actually greater than what is required.

Mr. Kinsel stated the house looks silly without having a garage since the lot is so large. There is a lot of unused land. It will be an enhancement to the neighborhood.

Mr. Melango stated the garage fits comfortably and the patio is already there. Has no objections to adding the roof over the patio.

Mr. Cupoli asked if there are any services in the garage besides electric. Mr. Shipers replied no.

Mr. Fitzgerald agreed with Ms. Hearn about the zoning chart issues and wondered why it was created that way. Ms. Hearn thought the larger lots were overlooked because there are not that many of them.

Mr. Hutchinson stated it seemed like a reasonable request. He asked about railings on the patio. Ms. Hearn stated there are railings on the one side by the basement entrance and the stairs only.

Mr. Ross asked if there was a garage there before. Mr. Kinsel replied yes. He added it was a two-story garage with rooms above.

Public: Linda Sharkus, 4th Avenue, stated the house is beautiful. She was concerned that they did not ask for approval for the garage when they applied for those and did it as an afterthought. She

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felt this was a self-created hardship. Mr. Shipers pointed out Ms. Sharkus lives three blocks away from this property. Ms. Sharkus was concerned about the disregard for the ordinances.

Mr. Cupoli stated the application looks great.

Mr. Fitzgerald agreed they should have asked for the garage up front with the house.

Mr. Hutchinson agreed but stated it is a reasonable ask.

Mr. Ross pointed out the house is compliant and did not come before the Board. Everyone has the right to come before the Board to ask for variances. He was surprised they did not need more variances. He felt the house would not be practical without the garage.

Mr. Lisko agreed with Mr. Ross.

Mr. Fitzgerald retracted his comment as he thought this application had come before the Board previously which was not the case.

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

AYES: Mr. Cupoli, Mr. Melango, Mr. Fitzgerald, Mr. Hutchinson, Mr. Lisko and Mr. Ross

NAYS:

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