

**ZONING BOARD OF ADJUSTMENT**

**June 25, 2020**

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

**ABSENT:** Manny Fowler 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 June 11, 2020 and by posting a copy of said notice at the Municipal Complex on the same date.

This meeting was held virtually via Zoom. Mr. Cupoli joined the meeting at 7:00 p.m.

Mr. Hutchinson made a motion to approve the minutes of the May 28, 2020 and June 10, 2020 meetings, which was seconded by Mr. Fitzgerald and approved by the following vote:

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

**NAYS:**

**ABSTAIN:** Mr. Palmisano

Mr. Ross made a motion to waive the reading and approve the resolution for Mark & Lynne Sigona, 207 First Avenue, which was seconded by Mr. Hutchinson and approved by the following vote:

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

**NAYS:**

**ABSTAIN:** Mr. Palmisano

Mr. Fitzgerald made a motion to waive the reading and approve the resolution for Robert Thacker, 1502 D Street, which was seconded by Mr. Ross and approved by the following vote:

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

**NAYS:**

**ABSTAIN:** Mr. Palmisano

The resolution for 1905 Surf Avenue was tabled until the next meeting.

**CORIN & DAWN MILLER – 1701 SURF AVENUE**

Appearing for this application was Mr. Miller. He has owned the property for four years with this wife. He is seeking two variances. One is for the location of a hot tub. It is in the side yard but is technically a front yard. The second variance is to modify the pitch of the garage roof which currently doesn't comply with the setback. The garage roof is leaking, caving and sagging. The hot tub will be on a 7x7 existing concrete patio close to the house. A privacy hedge and outdoor curtains will be installed. The hot tub will be under an existing pergola so will be fully enclosed. The yard is also completely fenced in. The garage currently has an existing a/c unit on the flat roof which will be relocated into the new roof with vents.

Mr. Hutchinson suggested a fan in the garage for the a/c unit to reduce heat. He asked for the distance from the fence to the hot tub which is 10 feet and 15 feet to the sidewalk. He asked what variance is required for the garage. Mr. Miller stated it is currently at a 0 ft. setback.

Mr. Bianchi asked if there are two driveways. Mr. Miller replied no. He stated there is a 4ft concrete area next to the neighbor's driveway, but it is not usable for parking.

Mr. Fitzgerald was concerned about enclosing the a/c unit in the garage.

Mr. Melango asked about gutters and water runoff. Mr. Miller stated water runs in between the garage and the house currently.

Mr. Ross suggested the a/c unit be put in a code complaint location.

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Mr. Bianchi stated an as-built survey will be required to show where the roof line of the garage is. It can't overhang onto the neighbor's property.

Mr. Fitzgerald felt the a/c unit will have to be placed outside the garage and would like a more definitive location.

Mr. Lisko suggested leaving the location up to the applicant with the caveat that it be in a code compliant location.

Public: Linda Sharkus, 4<sup>th</sup> Avenue, since it is so densely packed in that area, should avoid putting a/c unit in the garage creating a potential fire and safety problem.

Mr. Hutchinson agreed an outside location would be best. Mr. Fitzgerald would like to require hedges be installed for the hot tub. Mr. Ross stated he is sure the a/c unit will be put somewhere complaint and felt the hot tub will be tastefully done. Mr. Palmisano stated they will make it presentable. Mr. Melango stated he would be in favor of the application and would like the a/c unit on the roof and a cricket system installed. Mr. Lisko stated he is in favor of the application.

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

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

NAYS:

ABSTAIN:

Mr. Palmisano left the meeting.

### ROBERT TRUESDALE – 319 10<sup>TH</sup> AVENUE

Appearing for this application was Mr. Truesdale, his attorney William Shipers and architect Walter Hessberger. Mr. Shipers stated the application is for a new two and a half story single-family home. A variance is required for lot size and frontage. The lot is currently only 50x100. The house will comply with all setbacks, height, impervious coverage and floor area ratio. A variance for building coverage of 34.8% is being requested. The maximum building coverage is 25% but the existing house is 33.3%. Three parking spaces are required and two existing and two are proposed in the two-car garage. The driveway could be modified if the Board so choose to allow for an additional parking area south of the garage. The current use is multi-family which will be abandoned.

Mr. Hessberger stated the average setback for C Street is 11.8 feet. The a/c will be in a compliant location. The electric will be placed underground. The house will have four bedrooms, 2 ½ bathrooms, a bonus room and will comply with the half story regulations. The house will also have gutters, leaders and downspouts.

Mr. Truesdale stated would be willing to add more parking if the Board desired. He stated the existing home was built in 1903 and he would prefer to build a new home rather than do renovations.

Mr. Shipers stated there is no negative impact to approve this application.

Mr. Fitzgerald reiterated the a/c unit must comply with the setback. Mr. Ross asked about the siding. Mr. Hessberger stated it would either be cedar siding or hardy board. Mr. Melango asked if there will be gutters on the garage. Mr. Hessberger replied yes. Mr. Cupoli asked if there is water and sewer in the garage. Mr. Truesdale replied no.

There was further discussion about widening the curb cut and driveway to allow for additional parking however it was decided to just go with the variance and leave as is. Changing the driveway would not add value and would increase the impervious coverage.

Mr. Cupoli stated he would like to see a drywell. Mr. Lisko suggested they work with the engineer to determine the best option.

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Mr. Hutchinson stated this house looks like a Belmar house. Mr. Lisko agreed.

Public: Linda Sharkus, 4<sup>th</sup> Avenue, felt this was a great application and it will fit in with the neighborhood. Plus, it gets rid of a three-family.

Mr. Fitzgerald stated this is a minor application and is strongly in favor of it. Mr. Ross stated he was sold when they said they were converting a multi-family to a single-family. He felt the architectural drawings were very nice. Mr. Melango agreed it is a nice design. Mr. Cupoli stated what is there needs to go. Mr. Hutchinson and Mr. Lisko stated they are in favor of the application.

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

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

NAYS:

ABSTAIN: Mr. Palmisano

LOUIS MANDIA -1708 B STREET

Appearing for this application was Mr. Mandia, his attorney and architect. Mr. Kennedy explained there are only six Board members present and Mr. Mandia is entitled to have a full Board of seven members.

Mark Lee stated he lives across the street and did not receive a notice. It was determined that the houses across the street are in Lake Como not Belmar and the Lake Como residents may have not been served notice. Mr. Kennedy felt it was in the best interest of the applicant to carry the application. The applicant would only be required to notice those that did not previously receive one. Everyone else was advised the application would be carried to the July 23<sup>rd</sup> meeting.

Mr. Lisko made a motion to carry the application, which was seconded by Mr. Melango and approved unanimously.

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