

**ZONING BOARD OF ADJUSTMENT
FEBRUARY 25, 2021**

PRESENT: Phil Greig, Robert Cupoli, Mark Fitzgerald, Holly Deitz, John Hutchinson, Annemarie Drazenovich and John Lisko

ABSENT: Chuck Ross, Tom Palmisano, Mike Melango and Michael Druz

ALSO, PRESENT: Board Attorney Kevin Kennedy 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 4, 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 January 28, 2021 meeting, which was seconded by Mr. Cupoli and approved by the following vote:

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

NAYS:

ABSTAIN: Mr. Greig

The adoption of the resolution for the application of Tony Almeida, 419 10th Avenue was postponed.

Mr. Hutchinson made a motion to waive the reading and approve the resolution establishing a policy for adjournment requests, which was seconded by Mr. Hutchinson and approved by the following vote:

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

NAYS:

KEITH & KATHERINE HENNING – 1707 SURF AVENUE

Mr. Kennedy marked exhibits A1-A6. Appearing with Mr. and Mrs. Henning was their architect Jim Cutillo.

Mr. Henning stated he has owned the property since August 2020. It is a single-family home used as their second home. He would like to renovate and add to it to make it a three bedroom rather than a two bedroom. The footprint of the home will not be expanded. Rocks will be removed and replaced with grass as well.

Mr. Cutillo explained the floor plan and how it fits in with the neighborhood. They are seeking variances for pre-existing conditions: lot size, building coverage of 43.8% and impervious coverage of 56%. The existing impervious coverage is 72.3% which has been reduced significantly. There are two parking spaces onsite which will remain, however one of them is technically in the front yard. The existing rear yard setback is non-conforming as well as the existing side yard setback for the garage.

Mr. Hutchinson asked if the foundation would support a second story. Mr. Cutillo replied yes.

Mr. Cupoli asked if the house will be rented. Mr. Henning replied no. Mr. Cupoli asked about the utility pole in the rear yard. Mr. Henning will try to have it removed and move the electric to the pole in the front yard and put it underground.

Mr. Fitzgerald asked about the siding. Mr. Henning stated the whole house will be resided. Mr. Fitzgerald asked if there were other solutions rather than keeping the existing shared garage. Mr. Henning stated he will try to make it more aesthetic.

Ms. Deitz asked about parking. It was clarified that two parking spaces are required and there is technically only one by definition even though two cars can fit in the driveway.

Ms. Drazenovich asked if small trees could be planted.

**ZONING BOARD OF ADJUSTMENT
FEBRUARY 25, 2021**

Mr. Greig asked if pervious pavers could be used rather than brick pavers. Mr. Henning preferred not to since there are already pavers existing, and the impervious coverage has already been reduced.

Mr. Lisko asked about stormwater runoff. Mr. Henning stated there will be leaders to the grass areas.

Mr. Bianchi asked if the half story is in compliance with the ordinance. Mr. Cutillo replied yes.

Public:

Joe Custode, 313 14th Avenue, welcomed them to Belmar.

Sandra Caputo, 1705 Surf Avenue, lives right next door and is in favor of the application.

Linda Sharkus, 4th Avenue, stated it will beautify the neighborhood.

Board:

Mr. Hutchinson felt this was a straightforward application and will be an asset to the neighborhood.

Mr. Cupoli stated he is in favor of the application.

Mr. Fitzgerald appreciated maintain the footprint and was in favor of the application.

Ms. Deitz stated it will be a great addition. Ms. Drazenovich agreed.

Mr. Greig felt it was a good application and liked that the impervious coverage was being reduced.

Mr. Lisko felt they did a great job by not expanding the footprint and it was very well designed.

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

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

NAYS:

At approximately 7:08 pm the Board took a recess. The Board reconvened at 7:19 pm. Roll call was taken, and all were still present.

ALLISION GERARD – 100 20TH AVENUE

Mr. Kennedy marked exhibits A1-A5. Appearing with Ms. Gerard was her architect Paul Damiano. Mr. Fitzgerald was recused from the application because he lives within 200 feet.

Ms. Gerard stated the property has a single-family home which she resides in with her family. The house was built in 2005 and was approved by the Board. She would like to extend the house over the rear third floor deck so she can make an office for herself. She has been dealing with a water leak issue that she is hoping will get fixed by this addition.

Mr. Damiano stated the third-floor balcony will be filled in with living space and will meet the half story ordinance.

Mr. Hutchinson asked if they would need to reroof the house or just the addition. She will just do the addition and hopes it will mitigate the water issue. Mr. Damiano thinks it will fix it.

Ms. Drazenovich asked if the existing HVAC will accommodate the new space. Ms. Gerard replied yes.

**ZONING BOARD OF ADJUSTMENT
FEBRUARY 25, 2021**

Mr. Lisko asked if there are any issues with the application based on the 2005 approvals. Mr. Kennedy replied no and explained there was language in that resolution that any modifications would require Board approval.

Public:

Dr. Victor Masi, 112 20th Avenue, stated the Gerard's are a tremendous family and an asset to the community.

Mike Raddosich, 98 20th Avenue, stated they are a great family, and he supports the application.

Neil Gerard, brother, stated Allison works from home a lot and doesn't have a proper office and looks forward to the day she does. The deck also is never used.

Geralyn Gerard, sister, strongly approved the application.

Dawn Sandomeno, 122 20th Avenue, stated the Gerard family is the gem of 20th Avenue and they are wonderful neighbors with a minimal ask.

Janet Pizzelanti, 1901 A Street, stated it will be an improvement to the neighborhood.

Daniel Kenney, 110 20th Avenue, asked the Board to please approve the application.

Gene Creamer, 4th Avenue, asked if there is a utility line easement. Mr. Damiano replied no.

Patty Faugno, 1902 Surf Avenue, stated they are great neighbors and thanked the Board for their service.

Board:

Mr. Greig stated it is a simple application and is in favor of it. The rest of the Board agreed.

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

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

NAYS:

At approximately 7:45 pm the Board took a brief recess. At approximately 8:01 pm the Board reconvened. Roll call was taken and all were still present.

JOSEPH CUSTODE – 313 14TH AVENUE

Mr. Kennedy marked exhibits A1-A5. Appearing with Mr. Custode were his wife Bridget Sano and his builder/engineer Mike DeBlasio. Mr. Lisko was recused from the application because he lives within 200 feet.

Mr. Custode has owned the property since 2006. It has four bedrooms, two bathrooms and is single-family. He proposed to build a new single-family home. The existing home only has 7 ft. ceilings and no closets.

Ms. Sano stated it is a better investment to build new rather than to renovation. It will also be a better look for the neighborhood. The house is currently set far back on the property and will be moved forward to have a useable yard.

Mr. DeBlasio stated there are four variances being requested: building coverage of 37.5%, impervious coverage of 60.1%, west side yard setback and roof over the balcony of the master bedroom. The new house will have four bedrooms with a finished attic.

**ZONING BOARD OF ADJUSTMENT
FEBRUARY 25, 2021**

Mr. Hutchinson was concerned about the three-foot side setback on new construction. Mr. DeBlasio stated the house is pretty narrow at 25 feet wide and there is 12 feet on the other side for the driveway. He would have to narrow the driveway to get the additional 2 feet. Mr. Hutchinson felt it would be better to grant a driveway variance than a side yard setback variance.

Mr. Greig agreed. He would like to see the house moved two feet. He questioned the steps on the side door going into that 2 ft. setback. Mr. Bianchi stated that would also require a variance.

Mr. DeBlasio stated there is a small platform with steps that they would like to keep if they move the house to have a five-foot setback.

Mr. Greig suggested reducing the house by 1 ft and the driveway by 1 ft.

Ms. Deitz asked if they talked to their neighbor about the setback. Mr. Custode stated that property has been a rental for 15 years.

Ms. Drazenovich asked about putting the electric underground. Mr. DeBlasio stated he would run the electric overhead from the rear to the garage and then underground to the house. She asked about pervious pavers for the driveway. Mr. DeBlasio stated that would be a significant cost increase. She added she would like to see some trees planted.

Mr. Cupoli would like to see pervious pavers used, the house oved, and the side door eliminated.

Mr. Fitzgerald asked about the shed. It is an existing shed that belongs to the neighbor. He would like to see it moved.

There was more discussion about the side setback and the driveway.

At approximately 8:48 pm the Board took a recess so Mr. DeBlasio could discuss with his clients the setback concern. At approximately 9:00 pm the Board reconvened. Roll call was taken and all were still present.

Mr. DeBlasio stated they decided to move the house to have a 5 ft. setback, keep the driveway at 10 feet wide, with a variance for the setback on the driveway and a variance for the steps out the side door.

Mr. Bianchi pointed out that the steps and any steppingstones count towards impervious coverage.

Mr. Greig suggested removing the door to the mud room and use that space to make the powder room larger.

Public:

Mr. Kennedy explained Ms. Claudio received an email from someone who wanted to speak on the application but could not attend. A copy of it was sent to the Board but it cannot be accepted.

John Bradle, 311 14th Avenue, stated he is 100% for the application. He is not worried if they infringe on his property.

Mark Presto, 110 13th Avenue, suggested drywells to mitigate impervious coverage.

Linda Sharkus, 4th Avenue, stated it will be a great house.

Board:

Mr. Hutchinson was concerned about the 3 ft. setback but is now in favor of the 5 ft. setback.

Ms. Deitz would like to see more pervious material but is in favor of the application.

**ZONING BOARD OF ADJUSTMENT
FEBRUARY 25, 2021**

Ms. Drazenovich stated the increase in setback is an improvement and would also like to see the impervious coverage addressed.

Mr. Cupoli loved the design of the home but is not comfortable with a blacktop driveway.

Mr. Greig questioned the impervious coverage. It was decided that with the modifications the impervious coverage would not exceed 61%.

Mr. Fitzgerald stated the applicant has an obligation to explain a hardship and why they need a variance. Felt moving the house to get the setback was a huge move and a better plan.

Mr. DeBlasio added there will be a 5 ft. planting bed along the porch for landscaping.

Mr. Custode stated there will be landscaping but he hasn't decided on exactly what yet.

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

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

NAYS:

Ms. Claudio discussed adding a second meeting in March. Mr. Lisko made a motion to schedule a second meeting for March 30th at 6 pm, which was seconded by Mr. Greig and approved unanimously.

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