

**ZONING BOARD OF ADJUSTMENT  
APRIL 22, 2021**

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

ABSENT: Chuck Ross, Michael Druz and Holly Deitz

ALSO, PRESENT: Board Attorney Kevin Kennedy, Board Secretary April Claudio and Zoning Official Ted Bianchi

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 March 5, 2021 by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Greig made a motion to waive the reading and approve the minutes of the March 25, 2021 meeting, which was seconded by Mr. Melango and approved by the following vote:

AYES: Mr. Melango, Mr. Greig, Mr. Hutchinson, Mr. Fitzgerald and Mr. Lisko  
NAYS:  
ABSTAIN: Mr. Cupoli and Mr. Palmisano

Mr. Greig made a motion to waive the reading and approve the minutes of the March 30, 2021 special meeting, which was seconded by Mr. Melango and approved by the following vote:

AYES: Mr. Melango, Mr. Greig, Mr. Hutchinson, Mr. Fitzgerald and Mr. Lisko  
NAYS:  
ABSTAIN: Mr. Cupoli and Mr. Palmisano

Mr. Greig made a motion to waive the reading and approve the resolution for John O'Connor, 417 South Lake Drive, which was seconded by Mr. Fitzgerald and approved by the following vote:

AYES: Mr. Melango, Mr. Greig, Mr. Fitzgerald and Mr. Lisko  
NAYS:  
ABSTAIN: Mr. Cupoli, Mr. Hutchinson and Mr. Palmisano

Mr. Greig made a motion to waive the reading and approve the resolution for Anthony & Cynthia Longo, 1501 B Street, which was seconded by Mr. Melango and approved by the following vote:

AYES: Mr. Melango, Mr. Greig, Mr. Fitzgerald and Mr. Lisko  
NAYS:  
ABSTAIN: Mr. Cupoli, Mr. Hutchinson and Mr. Palmisano

Mr. Greig made a motion to waive the reading and approve the resolution for Maryann & Raymond Walters, 121 16<sup>th</sup> Avenue, which was seconded by Mr. Melango and approved by the following vote:

AYES: Mr. Melango, Mr. Greig, Mr. Fitzgerald and Mr. Lisko  
NAYS:  
ABSTAIN: Mr. Cupoli, Mr. Hutchinson and Mr. Palmisano

Ms. Claudio announced Jefferey Shapiro, 512 10<sup>th</sup> Avenue has asked to postpone his application to the May 13<sup>th</sup> special meeting. Mr. Greig made a motion to carry the application without further noticing, which was seconded by Mr. Fitzgerald and approved unanimously.

**JAMES CAVERLY, BOOSKERDOO COFFEE – 1012 MAIN STREET**

Appearing for this application was Mr. Caverly, his attorney Jeff Beekman, and architect Greg Ralph. Exhibits were marked as A1-A8.

Mr. Beekman explained the property consists of a three-unit commercial building and a single-family home at the rear of the property that fronts 11<sup>th</sup> Avenue. There is a parking lot between

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the building and the homes. Mr. Caverly is the proposed tenant; the owner of the property is 1012 Main Street Realty LLC. Mr. Caverly currently operates five other locations. He has a lease for two of the commercial spaces for a coffee/bakery shop. The business would consist of staff of five to eight people and would be 90% grab and go with a only a few interior tables and possible outdoor seating. There would be a small trash enclosure at the rear of the building as the business would have very little food waste. The hours of operation would be 6 am to 5 or 6 pm. There will be no work done to the single-family home.

Mr. Ralph stated the space is 1575 square feet. There is the possibility of a 735 square feet outdoor seating area on the 11<sup>th</sup> Avenue side of the property. They have not determined how much of that space would be used. There will be two ADA bathrooms, one for the public and one for staff. The outdoor area would comply with the site triangle regulations. He addressed the Borough engineer's review letter. The tenant will be working with the landlord to determine the layout and striping of the parking lot. He believes 9 parking spaces can be provided.

Mr. Cupoli suggested that deliveries not be made during school pick up and drop off hours.

Ms. Drazenovich suggested they consider later hours to get the after-dinner crowd. She would like to see the owner replace the chain link fence between the parking lot and the home.

Mr. Greig asked if the parking lot is for the other business too. Mr. Caverly replied yes. Mr. Ralph stated 10 parking spaces are required, they show 14 on the plan but it needs to be done by an engineer and approved by the landlord.

### Public:

Marvin Vanheiss, 610 11<sup>th</sup> Avenue, stated he is not opposed to the application but is concerned about the parking lot not being in good shape. He also liked the idea of a new fence.

Karen Carl, 1006 Main Street, stated she would like to see a fence between her property and the parking lot too because she has residential tenants.

### Board Comments:

Mr. Fitzgerald stated the property needs to be spruced up and it will be an improvement to Main Street.

Mr. Melango would like to see more details on the parking lot and the fencing.

Mr. Cupoli is in favor of the application because it will improve the area.

Mr. Hutchinson also was in favor of the application.

Ms. Drazenovich felt it will be a fabulous addition.

Mr. Palmisano agreed about the fences.

Mr. Greig stated he is in favor of the application but would like more information on the trash containment, parking, lighting, and traffic.

Mr. Lisko is also in favor of the application.

Mr. Beekman explained they are seeking a D2 variance along with site plan approval for a change of use. The D2 variance is because of the home at the rear of the property. It was decided that the application would be carried to the May 27<sup>th</sup> meeting to allow the applicant time to confer with the landlord to address the Board's comments and concerns.

Mr. Fitzgerald made a motion to carry the application to May 27<sup>th</sup>, which was seconded by Mr. Lisko and approved unanimously.

At approximately 8:05 p.m. the Board took a brief recess. The Board reconvened at 8:16 p.m. and roll call was taken. All were still present.

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### NEW YORK SMSA LIMITED PARTNERSHIP/VERIZON – 1715 OCEAN AVENUE

Rich DeLucry, attorney for the application, asked to carry the application to the May 27<sup>th</sup> meeting after it was determined there were only 5 Board members present that are eligible to vote on the application. Mr. Fitzgerald requested the property owner attend the meeting. Mr. Fitzgerald made a motion to carry the application to May 27<sup>th</sup>, which was seconded by Mr. Lisko and approved unanimously.

### LARRY & BARBARA DEBIANCHI – 1808 B STREET

This application was a continuation from the March 25<sup>th</sup> meeting. Appearing for this application was Mr. DeBianchi, his contractor Concetta Alvarez, and architect Gerard Spanola.

Concetta Alvarez, contractor, submitted three additional exhibits. The survey shows the rear yard setback at its shortest distance is 30 feet. Their application is seeking two things: keep existing garage and expand existing front porch to include a partial of it to be enclosed. She explained when they applied to build a bathroom addition, they were told the garage needed to be removed or else a variance for building coverage and impervious coverage would be required. The expansion of the front porch would allow for a bedroom on the first floor to be larger. Variances are being requested for building and impervious coverage as well as front yard setback to the porch.

Mr. Fitzgerald asked if the garage is structurally sound. He suggested knocking it down and building a smaller one.

Mr. Melango stated the garage is in bad shape and asked about removing it.

Ms. Alvarez stated she was going to have an engineer look at it and determine if it could be stabilized but thought it would be better to find out if they can keep it first or not.

Mr. Melango and Mr. Hutchinson stated they would like to see drawings of the garage.

Mr. Spanola stated the existing impervious coverage is 71.85% and is going up to 72.32%. Ms. Drazenovich suggested replacing the gravel in the rear with grass.

Mr. Fitzgerald stated drawings for the garage will be needed if it's changing in size.

### Public:

Linda Sharkus, 4<sup>th</sup> Avenue, thought it was discussed at the last meeting that the gravel would be removed. Ms. Alvarez confirmed it would be.

Joyce Rawlins, 1806 B Street, was concerned about construction debris on her property. Ms. Alvarez will address it.

Patrick Cunningham, 1810 B Street, suggested they make sure the property and area is cleaned up daily.

Mr. Spanola stated the garage can meet the setbacks and plans will be drawn showing a one car garage.

Mr. Lisko made a motion to carry the application to the May 27<sup>th</sup> meeting to allow for the applicant to prepare plans for the garage, which was seconded by Mr. Fitzgerald and approved unanimously.

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