

ZONING BOARD OF ADJUSTMENT

FEBRUARY 28, 2022

PRESENT: Mike Melango, Chuck Ross, Phil Greig, Annemarie Drazenovich, John Lisko, Holly Deitz and Michael Druz

ABSENT: Bob Cupoli, Tom Palmisano, and Mark Fitzgerald

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 February 17, 2022 by posting a copy of said notice at the Municipal Complex on the same date.

There was discussion about the garage being big enough for a vehicle. Mr. Sloan stated he will put in a full garage door so it can be used for a vehicle.

Mr. Melango made a motion to approve the resolution for Frank Raia, 421 12th Avenue, which was seconded by Ms. Deitz and approved by the following vote:

AYES: Ms. Deitz, Mr. Ross and Mr. Melango

NAYS:

ABSTAIN: Mr. Lisko, Mr. Greig and Ms. Drazenovich

JOSEPH & NANCY SHAIMAN – 300 11TH AVENUE

Appearing for this application was Mr. Shaiman, his attorney William Shipers and his architect Paul Lawrence. Exhibits A1-A5 were marked. Mr. Shipers stated the application was for a second story addition and a three-bay garage. Only 98 square feet is being added to the rear with a second story above. All concrete will be changed to pervious pavers including the driveway. The house will also get new windows, siding, roof and landscaping. The front porch will also be rebuilt.

Variations were requested for existing lot size, existing lot frontage, lot diameter, front setback to the porch on 11th Avenue and front yard setback on B Street. New variations were requested for second floor setback to the front of the house on B Street, side yard setback on 11th Avenue, garage height, and building coverage.

The house is four bedrooms and will remain such. A one and a quarter bathroom will be added. The new garage will comply with the setback requirements. The garage will be used for vehicles and storage with a toilet and slop sink.

Mr. Lawrence explained just under 200 square feet is being added. There is no substantial detriment, and the plans are not out of character for the neighborhood.

It was determined there would be no heat in the garage.

Public: Stuart Fernandez, 1001 B Street, stated he has been in the house and the basement is too small, so they need the garage for storage.

The Board members felt it was a nice update and a well thought out design.

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

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

NAYS:

JOSEPH DEC & RANDI CATAQUET – 502 12TH AVENUE

Appearing for this application was Mr. Dec, his attorney Christopher Beekman, architect Joe Hyland and planner Barbara Ehlan. Exhibits A1-A7 were marked.

Variations were requested for building coverage, impervious lot coverage, accessory structure height, floor area ratio and expansion of a non-confirming use.

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Mr. Beekman explained there is currently a garage and an accessory cottage. The proposal is to demolish both and build a new structure that would combine the two into one structure.

Mr. Dec stated he has been in Belmar since the 1980's and was excited when this property went on the market.

Mr. Hyland explained the floor plans of the new rear structure and the renovations to be done on the front house including a second story addition.

Ms. Ehlan stated there are two residential structures and a two-car garage on the property now. By combining the rear structure and the garage the setbacks are being increased. The floor area ratio is only .21% over the allowable because of the shower in the basement. There are several properties in the neighborhood with rear structures. She felt there would be no substantial detriment to granting the variances.

Mr. Ross asked about the current use of the rear structure. Mr. Dec stated it has two bedrooms and one bath and has not been rented. He has a large family and plans to utilize it for that. It will not be rented. Mr. Beekman agreed to limit the rental use to year-round only should they choose to ever rent.

Mr. Greig would like them to work with the Borough engineer to address water runoff.

Ms. Drazenovich asked if it was ever considered to just build a garage and make it a one family. Mr. Dec stated he bought the property because it is a two family.

Ms. Deitz was concerned about demolishing the rear structure and building a new one.

Mr. Lisko asked if the patio by the rear cottage would be removed. Mr. Dec replied yes.

Mr. Beekman reiterated there are no variances for the rear structure as far as setbacks.

Public: Linda Sharkus, 4th Avenue, suggested they look into window placement on the rear structure.

Ms. Drazenovich asked about the tree and bamboo. Mr. Dec will keep the tree and the bamboo is on another property but will remove any on his. She asked if electric will be placed underground. Mr. Dec replied yes.

Mr. Ross stated he is in favor of the application because it is a smaller footprint that complies with the setbacks. The alternative is it stays the way it is, and they renovate it. The proposal is more appealing.

Mr. Greig agreed. The proposal is much better than restoring what is there.

Mr. Melango stated he is not in favor of rear structures but is in favor of this application.

Ms. Drazenovich stated she is not in favor of rear homes, but the proposal is appropriate and looks good.

Ms. Deitz agreed with Mr. Melango and Ms. Drazenovich.

Mr. Lisko stated it is a good application and rebuilding is better than renovating.

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

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

NAYS:

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At 8:30 p.m. the Board took a brief recess. At 8:37 p.m. the Board reconvened. Roll call was taken. All were still present.

FRANCISCO & MARY CINCOLI – 214 13TH AVENUE

Appearing for this application was Mr. and Mrs. Cincoli and their architect James Connor. Exhibits A1-A5 were marked. Mr. Cincoli stated he purchased the property eight months ago. It is a single-family home that is not occupied. The existing home is 1 ½ stories. The proposal is to keep the first-floor footprint and add 81 square feet to the second story. Front and side yard setbacks are non-conforming. Also seeking a variance for building coverage. Impervious coverage is being reduced from 40.7% to 37.6%. The proposal will add more room in the kitchen and reduce the number of bedrooms from 5 to 4. The proposal also includes a balcony on the second floor.

Mr. Greig asked about parking. They will comply with the three parking spaces required.

Mr. Ross asked about the a/c location. Mr. Connor stated they will comply with the setback.

Public: Vincent Minutillo, 212 13th Avenue, supported the application. The property was used as a summer rental two years ago and is rundown.

The Board members felt it was a great proposal and it will benefit the neighborhood.

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

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

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