

PLANNING BOARD

FEBRUARY 14, 2022

PRESENT: Kathleen West, Mike DeBlasio, Jay McDermott, , Louis Fierro, Bill Lindsay, Rick Meyer, Tony Almeida and Bob Forte

ABSENT: Ted Protonentis, Tom Carvelli, and Tom Burke

ALSO, PRESENT: Board Attorney Doug Kovats, Esq., Board Secretary April Claudio, Board Engineers Gerald Freda and Jennifer Beahm

At approximately 7:00 p.m. the secretary stated that adequate notice of this meeting of the Planning Board was sent by email to our official newspapers, the Coast Star and the Asbury Park Press on December 14, 2021 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Kovats administered the Oath of Office to Ms. West and Mr. DeBlasio.

Workshop: Mr. Kovats explained Ordinance 2022-02.

Mr. Lindsay made a motion to waive the reading and approve the minutes of the January 10, 2022 meeting, which was seconded by Mr. Forte and approved by the following vote:

AYES: McDermott, Fierro, Lindsay, Meyer, Almeida and Forte

ABSTAIN: DeBlasio and West

ORDINANCE 2022-02

Ms. Beahm explained the changes to the previously presented amendment of the Seaport Redevelopment Plan pertaining to Block 87 Lots, 1,2,3. The Board was asked to do a consistency review with the Master Plan. There has been no implementation of the redevelopment plan for 15 years. The changes hope to encourage development. The building height and setbacks were changed for these parcels. Mr. Meyer made a motion to deem Ordinance 2022-02 to be consistent with the Master Plan, which was seconded by Mr. Lindsay and approved unanimously.

VALLARIO PROPERTIES LLC – 303 TENTH AVENUE

Appearing for this application was Josh Vallario, his attorney Andrew Karas, architect Tom Peterson and planner/engineer Joe Kociuba. Exhibits A1-A6 were marked. The application was for a minor subdivision of creating two lots from one. Each lot will be 6750 square feet. Variances were requested for lot size and lot width un the C2 variance criteria.

Mr. Vallario purchased the property in September 2021. The existing property has a home with two units and a garage with a third unit .He would like to build two conforming single-family homes on the new lots with driveways.

Mr. Kociuba explained the existing nonconformities. He explained that based on the character of the block the desire was to have 10 lots on this block. This approval would make 9. They will comply with all other zoning criteria. There are five other properties on that block and more in the area that are similar in size. The benefits of granting the application outweigh any detriments. A non-conforming use will also be eliminated. There will be no negative impact to the neighbors.

Mr. Fierro was concerned about the number of street parking spaces that would be lost. Mr. Kociuba stated one would be lost.

Public: Stuart Fernandez, 1001 B Street, stated he has no objection to the application but would like to make sure drainage states on site.

Linda Sharkus, 4th Avenue, was concerned about the visual impact to the neighborhood with half a front porch. Mr. Vallario stated he would like to do full front porches. Ms. Sharkus would like both houses to look different. Mr. Vallario agreed.

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Anna Alfonso, 307/309 10th Avenue, had no objection to the application.

Randi Brazel, 11th Avenue, stated she is not in favor of small lots and was concerned about setting a precedent.

Karen Barry, 217 10th Avenue, stated Mr. Vallario builds beautiful homes and will be getting rid of more rentals. She fully supported the application.

Noreen Dean, 106 16th Avenue, spoke about a subdivision near her that changed the character of the neighborhood for the better.

Board took a brief recess at 9:20 pm. The board reconvened at 9:28 pm. Roll call was taken. All were still present.

Mr. Karas confirmed both houses would have a seashore style look but will be differentiated with alternate roof lines, dormer patterns, window patterns, and colors.

Mr. Forte stated the non-conforming setbacks are being mitigated and a multifamily is being removed. Mr. Meyer and Mr. McDermott felt the criteria for a C2 variance were met.

Mr. Meyer made a motion to approve the application, which was seconded by Mr. Forte and approved unanimously.

At 9:40 pm Mr. Meyer made a motion to go into Executive Session, which was seconded by Mr. McDermott and approved unanimously.

At 10:07 pm the Board reconvened in public session.

Public Comments: none

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