

ZONING BOARD OF ADJUSTMENT

MAY 11, 2022

PRESENT: Mike Melango, Tom Palmisano, Chuck Ross, Mark Fitzgerald, Phil Greig, and Holly Deitz

ABSENT: Robert Cupoli, Annemarie Drazenovich, Michael Druz and John Lisko

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 April 25, 2022 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 resolution for Kyle & Melissa Hinger, 1219 Briarwood Road, which was seconded by Mr. Fitzgerald and approved by the following vote:

AYES: Mr. Melango, Mr. Palmisano, Mr. Ross, Mr. Fitzgerald, Mr. Greig and Ms. Deitz
NAYS:

It was announced that the application for Edelman Investment Group LLC, 112-114 12th Avenue and 108-108 ½ 12th Avenue has been carried to the July 28, 2022 meeting.

Ms. Claudio announced the applications for 304 9th and 1207 River Road will be heard at the June 23rd meeting. The applicant will re-do the newspaper notice only for that date.

JOHN SHINNICK – 812 12TH AVENUE

Exhibits marked: A1 application, A2 minor land use, A3 survey, A4 plans. Mr. Shinnick has owned the property since July 2021. There are two structures, a front and a rear. He has been doing renovations of the front house. During the construction process they chose to add a deck above the first-floor kitchen to have access out the second floor. Mr. Bianchi stopped the job and indicated it required a variance for expansion of a non-conforming use.

Public: George Komitas, 111 3rd Avenue, stated the application is straight forward.

Board Comments: Application fits in with the neighborhood, doesn't interfere with the neighbors and they liked to see the integrity of the home being kept.

Ms. Deitz 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. Ross, Mr. Fitzgerald, Mr. Greig and Ms. Deitz
NAYS:

SAHAR & MARIO AUTIERO – 306 16TH AVENUE

Appearing with Mr. and Mrs. Autiero was their attorney Kevin Asadi. Exhibits marked: A1 application, A2 checklist, A3 Minor Land Use, and A4 plans.

Mr. Autiero stated they are renovating the home to move into it full time one day. They have owned the property since December 2020. It is a small cape with two bedrooms and one bathroom with a loft, approximately 1200 square feet. The proposal is to renovate and add a full second floor with an attic loft to make it a 2 ½ story home. There is parking on site for three vehicles, possibly four. Variance is requested for existing east side setback. The existing concrete steps between the house and the driveway will be removed.

The Board discussed the driveway and determined that a parking variance is required because there is not enough length and width to meet the required definition of parking for three vehicles.

Public: George Komitas, 111 3rd Avenue, stated the house is very small and the Board should approve the application.

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Board Comments: The proposal looks nice, is more functional and fits within the neighborhood.

The Board and the applicant discussed increasing the driveway length which would increase the impervious coverage to not exceed 56% which is another variance.

Mr. Greig 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. Ross, Mr. Fitzgerald, Mr. Greig and Ms. Deitz
NAYS:

AARON & HELEN GRAFF – 309 OCEAN AVENUE

Appearing for this application was Ms. Graff, her attorney Rick Brodsky, Planner Christine Cafone, and architect Matthew Cronin. Exhibits marked: A1 application, A2 Minor Land Use, A3 survey, and A4 plans. Ms. Graff purchased the property in November 2020 and has been doing renovations.

The proposal was to add an elevator and enclose an existing roof deck. There is no change to the footprint. The enclosure of the deck increases the floor area ratio. Variances requested: existing side yard setback, total side yard setback, existing impervious and building coverage and floor area ratio. The existing floor area ratio is at 69% and increases to 96%. Mr. Cronin and Ms. Cafone explained how the floor area ratio is calculated and while even though it has increased, the floor area has not.

Ms. Cafone stated the property is suitable for the increase in the floor area ratio and the Board can grant the variance since the use is not intensifying. The ordinance is very restrictive. The neighboring houses have an FAR of 83% and 91%.

Public: Claire Manfredi, 307 Ocean Avenue, full supports the application as it will increase her property value.

George Komitas, 111 3rd Avenue, the Graffs are great people and an asset to the community.

Board Comments: It is a nice design and a good project.

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

AYES: Mr. Melango, Mr. Palmisano, Mr. Ross, Mr. Fitzgerald, Mr. Greig and Ms. Deitz
NAYS:

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