

## PLANNING BOARD

SEPTEMBER 19, 2022

PRESENT: Jay McDermott, William Lindsay, Bob Forte, Lou Fierro, Tom Carvelli, , and Mike DeBlasio

ABSENT: Tony Almeida, Ted Protonentis, Kathleen West, Rick Meyer

ALSO, PRESENT: Board Attorney Doug Kovats, Esq., Board Secretary April Claudio, Borough Engineers Jerry Freda and Isabelle Rodriguez

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.

Workshop: Mr. Kovats gave a brief explanation of the application on the agenda.

Mr. Lindsay made a motion to waive the reading and approve the minutes of the August 22, 202 meeting, which was seconded by Mr. Carvelli and approved by the following vote:

AYES: Mr. McDermott, Mr. Lindsay, Mr. Forte, Mr. Fierro, Mr. Carvelli

NAYS:

ABSTAIN: Mr. DeBlasio

Mr. Carvelli made a motion to waive the reading and approve the resolution for Nicola Fuccilli, 200 Fourth Avenue, which was seconded by Mr. Forte and approved by the following vote:

AYES: Mr. McDermott, Mr. Lindsay, Mr. Forte, Mr. Fierro, Mr. Carvelli

NAYS:

ABSTAIN: Mr. DeBlasio

Mr. Lindsay made a motion to waive the reading and approve the resolution for Down to Earth Construction, 414 Ninth Avenue, which was seconded by Mr. Forte and approved by the following vote:

AYES: Mr. McDermott, Mr. Lindsay, Mr. Forte, Mr. Fierro, Mr. Carvelli

NAYS:

ABSTAIN: Mr. DeBlasio

### RANDALL & MARVIN NEWMAN – 807/809 11<sup>TH</sup> AVENUE

This was a continuation from the May 16, 2022 meeting. Appearing for this application was Randy Newman, attorney William Shippers, engineer William Jensen, and architect Maurice Mead.

Exhibits marked: A1 revised Environmental Impact Statement, A13, August 30<sup>th</sup> Jensen letter, A14 Titan engineering plan, A15 revised site plan, A16 schematic elevations, A17 landscape plan, A18 soil borings, PB4 Avakian letter, and PB5 Carvelli certification.

Mr. Jensen explained the new block wall design and landscaping around the property. The proposal conforms with impervious coverage. Explained the proposed fence along the property line will be at grade. There will be no more dumpsters at the rear of the property, each unit will have trash and recycling cans they keep in the garages. There will be one EV charging port in each unit. Parking complies with the Borough's ordinance but is one short for RSIS. He explained the drainage and lighting plan. He also addressed the review letter from Avakian engineering.

Mr. Mead explained the new elevations which reflect new shutters and sloped roof lines, with two color schemes to give it a more seashore colonial look. He explained the new roof floor plan.

Mr. Freda stated he has no issues with the retaining wall but suggested it be moved to 8 feet from the property line to allow more turning room. He and Mr. Jensen discussed move the parking spaces at the rear of the property 1-2 feet back and using landscaping stone as buffer. Mr. Freda felt in this case it would be beneficial to grant an impervious coverage variance. They discussed

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landscaping, Mr. Freda felt less is more. Mr. Freda would like to see the following conditions: monuments at the corners on the plans, utilities underground, and coordination with the town on trash pickup and snow plowing. Discussion was had about locating the a/c units on the roof and having screens around them. Mr. Freda stated they need a design waiver for the sloped roof.

Mr. DeBlasio discussed the gas line on the roof for the BBQ grill and the location of the gas and electric meters.

Mr. Fierro was concerned there wasn't sufficient amount of storage in the garage.

Mr. McDermott clarified the driveway would be asphalt.

At 8:53 pm the Board took a brief recess. The Board reconvened at 9:12 pm. Roll call was taken. All members were still present.

Mr. Shipers offered that the a/c units would be screened, the garage height would be dropped 1 ft and add 4 inches as they go up to keep the garage site lines even across the building and keep the overall height down. The height would be 35.5 feet to the top of the pavers with a 3.10 ft. parapet wall above. Total height to tallest point is 45.250 feet.

Mr. Kovats would like to see the fence in the front yard be in compliance with the ordinance.

Public: none

Mr. DeBlasio thanked them for listening to the Board's and thinks it will be a beautiful building. It was clarified the impervious coverage would not exceed 82.5%. Mr. Forte felt it is a good project and will be a good enhancement to the neighborhood. Mr. Lindsay and Mr. Carvelli agreed. Mr. McDermott stated the project has gone through a lot of changes and they have done a good job with the aesthetics.

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

AYES: Mr. McDermott, Mr. Lindsay, Mr. Forte, Mr. DeBlasio, Mr. Carvelli

NAYS:

ABSTAIN:

INELIGIBLE: Mr. Fierro

Public: none

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