

PLANNING BOARD

MAY 20, 2019

Present: Rick Meyer, Joe Rizzitello, Ted Protonentis, Mike Campbell, Jay McDermott, Patricia Wann, Bill Lindsay, Tom Burke, Nick Valente, and Sal Marchese

Absent: Mark Walsifer and Bob Forte

Also Present: Board Attorney Douglas Kovats, Board Secretary April Claudio, and Board Engineer Jerry Freda

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 November 15, 2018 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop: Mr. Kovats stated we have an application before us for a minor subdivision. We have seen this property before us twice before. There have been modifications to the plans which includes changes to lot sizes, setbacks, and a decrease in the size of the proposed homes. Feels the application is slightly different than the previous applications.

Mr. Burke made a motion to approve the minutes of the March 18, 2019 meeting, which was seconded by Mr. Campbell and approved unanimously.

ELW610 LLC – 1501 D STREET – MINOR SUBDIVISION

Appearing for this application was attorney George McGill, Sean Wong of ELW610 LLC, contractor James Alburtus, and engineer Mike Cannon.

Mr. McGill submitted a packet of seven photos. The plan is to subdivide the lot into two and build two new homes. Houses have been shrunk and basements eliminated. Setbacks have been increased. Took all of the Board's comments into consideration in hopes of making the plan more palatable to the Board. The application seeks five variances: side yard setback, total side yard setback, parking, lot frontage, and lot diameter.

Mr. Wong stated he plans to sell the two new homes. He will not be holding them and making them rentals.

Mr. Alburtus stated the houses were reduced to two stories. The basements were eliminated and replaced with crawl spaces. The houses would be 1700 square feet each. There will only be three bedrooms in each house. There will be no fence between the two residential structures to help with the side yard setback between the two houses.

Mr. Cannon stated the site is currently almost three times larger than the required lot size of 3600 square feet. Will maintain existing drainage patterns. Water runoff from the structures will go to drywells and to the street via gutters and leaders. The side yard setback variance is for the setback between the two houses. The side yard setbacks to each of the two neighbors will comply with the 5 ft. requirement. There are two parking spaces being provided for each house but the Belmar ordinance states those are not adequate because one is in front of the garage in the front yard. These structures will not encroach and affect any of the neighbor's sight lines.

Mr. Alburtus explained there are several trees on the property that will be removed and replaced with smaller trees. All of the existing shrubbery will be cleaned up.

Mr. Cannon stated the proposal encourages the appropriate use of the land. The size of the structures was reduced based on comments from the Board and the public at the last meeting. Adequate light, air and open space is being provided. Creates a better visual aspect to the neighborhood. Drainage will be mitigated and have no impact on the neighbors.

Mr. Kovats asked where the drywells would be located. Mr. Cannon stated they would be in the rear of the property, approximately 10 feet of the rear of the structure. Mr. Kovats asked if they would agree that no fence will be installed between any structure. Mr. McGill agreed and will have it as part of the deed filing.

Mr. Meyer asked about exterior lighting. Mr. Cannon stated it would be typical residential porch lighting.

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Mr. Rizzitello asked why the bathroom on the first floor a full bathroom is. Mr. Alburtus stated they did that with the thought that if people with children are living there they would want the tub on the first floor to clean them off.

Mr. Protonentis asked if grass would be placed in all of the side setbacks and between the driveways. Mr. Alburtus confirmed.

Mr. Campbell asked if this plan was not passed what size single structure could be placed there. Mr. Alburtus estimated a 9000 square foot 3 story home that would not fit with the neighborhood.

Mr. Valente stated if it remained as a single lot with an oversized house how would that support the zoning and master plan for the Borough with such a large floor area. Mr. Alburtus pointed out that Mr. Cannon stated that size house would not fit with the character of the neighborhood.

Mr. McDermott asked if they will be willing to comply with the comments in the Board engineer's review letter. Mr. McGill stated there is no problem with that. Will have to put in new sidewalks and curbs because of the new driveways.

Mr. Kovats asked if a utility plan can be submitted to the engineer for review. They agreed.

Mr. Freda asked what the distance is between the two driveways. He was concerned that someone might try to park on the street between the two driveways. He suggested moving each driveway 1 foot left or right to make the spot larger.

Mr. Marchese asked how much back yard use there will be. Mr. Cannon stated each lot will have over 69 feet. Mr. Marchese asked if there will be a patio. Mr. Cannon stated the plans show a small porch.

Public:

Christine Cardellino, 15th Avenue, stated this is her third time here regarding this application. Still thinks it's a bad idea for the lot. Still requires too many variances. Parking is an issue. The owner doesn't live in Belmar and doesn't intend to live in the homes. Parking and impact on the community is not a concern to him.

Wayne Theielen, 501 15th Avenue, asked why the application was started early when the notice said the meeting was at 7:30 pm.

Mr. McDermott stated the meetings always start at 7 pm and roll right into the application. Mr. Kovats reviewed the notice. It was determined that the preprinted notice form Mr. Alburtus used was incorrect. He advised that if anyone from the public missed any testimony that the applicants indulge their questions.

Mr. Theielen stated he agreed with Ms. Cardellino's comments. Feels it doesn't matter that this is a done deal. Doesn't want houses so close to his. He didn't hear what variances are being requested. Wants to know why one house can't fit there. Feels like the neighborhood doesn't have any say in this. Some of the neighbors are ill and were unable to attend.

Mr. Kovats explained the five variances for Mr. Theielen.

Board Comments

Mr. Meyer stated he appreciates all of the changes that were made. His point last time was adding to the density in an already dense area is not good. Feels approving it is just adding more density.

Mr. Rizzitello thinks the applicant listened to the Board and the public and made changes. Having the lot stay empty is not anyone's intentions.

Mr. Protonentis agreed. Added that it will be dense, but it is better than one large house.

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Mr. Campbell stated they have listened to the Board and the public. One of the public's concerns is the site being rented and over occupied. Thinks if one large house is there the chances of that happening increases.

Ms. Wann appreciates the fact the houses were brought down in the size. Understands how the neighbors feel. The applicant did try to bring everything within reason.

Mr. Lindsay stated it is an awkward tight space and everyone's concerns have value. Encouraged the owner to try to sell to families who are going to live at the site.

Mr. Burke explained that one parking space on the street is being lost which is a concern. Appreciates there have been some changes made. Understands the community would like to see one smaller house but that is probably not realistic. This may be the best solution.

Mr. Valente stated everyone made legitimate comments and there are two sides to every coin. The reduction in size of homes from 2400 sq. ft each to 1700 sq. ft. makes sense. If they were combined into one large house there would probably be more people on the property. It's a hard decision but an appropriate plan.

Mr. Marchese appreciates the changes but is concerned about the parking.

Mr. McDermott agrees with a lot of the comments made by the Board members. There have been significant changes made. The removal of the basement and half story should alleviate concerns about the houses becoming rentals. Likes the increased setback to the neighbors on each side. Parking while technically is 1.75 spaces there are two full size spaces being provided. Feels this proposal is appropriate when compared to an 8000 square foot home with 4-6 bedrooms which would be a whole other animal for the neighborhood.

Mr. Kovats asked if they are seeking a C1 or C2 variance. Mr. McGill stated they are seeking C2 variances. Mr. Kovats explained the differences between the two.

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

AYES: Rizzitello, Protonentis, Campbell, McDermott, Wann, Lindsay, Burke and Valente

NAYS: Meyer

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