

**ZONING BOARD OF ADJUSTMENT
MARCH 30, 2021**

PRESENT: Chuck Ross, Phil Greig, Mike Melango (6:30 pm), Mark Fitzgerald, Holly Deitz, Annemarie Drazenovich and John Lisko

ABSENT: John Hutchinson, Robert Cupoli, Tom Palmisano, and Michael Druz

ALSO, PRESENT: Board Attorney Kevin Kennedy, Board Secretary April Claudio and Zoning Official Ted Bianchi

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 March 5, 2021 by posting a copy of said notice at the Municipal Complex on the same date.

JOHN O'CONNOR – 417 SOUTH LAKE DRIVE

Appearing for this application was Mr. O'Connor and his engineer Joe Kociuba. Mr. O'Connor explained the home is single family and is his second home. There is no backyard currently and he would like to create outdoor living space. The proposal is to expand the existing front porch across the front of the house. Asking for a variance for an additional 1 foot on the porch to allow space for a table and chairs. The porch will line up with the neighbor's porch.

Mr. Kociuba explained the property is at the corner of D Street and South Lake Drive next to the First Aid building. It is a unique shaped lot. Asking for a 9.16 ft setback variance. The average front setback is 10.5 feet and the neighbor's porch is 9.8 ft. There would be no detrimental impact to granting the variance. Also need a variance for impervious lot coverage.

Mr. O'Connor shared photos of homes within a couple blocks with similar lot coverage. He explained the original plan was to have the porch go across the entire length of the house but now it will stop at the bump out. It will look similar to the porch his neighbor at 415 South Lake Drive has. Mr. Kociuba stated the porch will be 11 ft. less than originally proposed.

Mr. Greig asked about the patio and pergola that exists but isn't on the aerial view. Mr. O'Connor stated those were added last year.

Ms. Drazenovich asked about landscaping. Mr. O'Connor stated there will be landscaping but he has not determined a plan yet.

Mr. Lisko asked if the porch could be reduced to a 9.8 ft. setback to match the neighbors. Mr. O'Connor did not want to make the change.

There was discussion on gutters. There are none on the property but Mr. O'Connor agreed to add them to the porch area only and to install a drywell.

Public: Linda Sharkus, 4th Avenue, stated it will be a benefit to the neighborhood and it meets the criteria for a hardship variance.

Mr. Fitzgerald felt the proposal is keeping with the architecture.

Mr. Greig stated he is fine with it and feels it is a good idea to have front porches in Belmar.

Mr. Ross felt the house needed a front porch.

Ms. Deitz stated it will enhance the neighborhood.

Ms. Drazenovich stated it is a great plan.

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

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

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NAYS:

At 7:13 p.m. the Board took a brief recess. The Board reconvened at 7:20 pm. Roll call was taken, and all were still present.

ANTHONY & CYNTHIA LONGO – 1501 B STREET

Appearing for this application was Mr. and Mrs. Longo, their engineer Joe Kociuba and their architect Brian Berzinskis.

Mr. Longo stated they have owned the property since June 2020, and it is used as their second home. It is truly not habitable. Would like to make it their forever home one day. The proposal is to build a new single-family home which requires two variances. The existing house has water issues due to the high-water table which is why they need a higher foundation on the new home. A height variance is being requested so they can have a basement. The second variance is for the width of the driveway. This would allow them to be in compliance with the parking requirements.

Mr. Kociuba stated the existing one-story home has a non-conforming driveway. They would like to build a new two-story home that complies with the setbacks. The basement is 1 ft. above the water table. The grade will be raised so you won't see the additional foundation. After the new grade, the height of the house will be 35.7 feet. Since the property is a corner lot, they are asking for two more feet on the driveway. The new home will be more in character with the neighborhood and expands off street parking.

Mr. Berzinskis stated he did what he could to make sure the house doesn't look like it is coming out of the ground.

Mr. Melango asked if there is a wrap around balcony. Mr. Longo replied yes. He also asked about water retention. Mr. Kociuba stated there is no way to do a drywell.

Mr. Ross asked about the location of the mechanicals. Mr. Kociuba stated they will be in the backyard. He also asked about landscaping, which they will do.

Mr. Fitzgerald questioned if the front yard setback needs a variance. Mr. Bianchi clarified they are permitted to use the average front yard setback.

Ms. Drazenovich asked if pervious pavers would be used. Mr. Longo replied yes. She asked about trees. Mr. Longo stated there is one unhealthy tree to be removed and will remove bushes between the sidewalk and curb.

Mr. Lisko asked if there will be a sump pump. Mr. Longo replied yes. Mr. Kociuba would like to tie it into a storm drain.

Public: John Yannuzzi, 229 16th Avenue, is 100% for the application.

Linda Sharkus, 4th Avenue, suggested using a crawl space so a height variance is not needed.

Mr. Long stated he is asking for the basement rather than a crawl space because of his health it would be difficult for him to assess a crawl space.

Steve & Meloney Garrison, 222 15th Avenue, appreciated the update to the neighborhood.

Mr. Greig stated he would vote in favor of the application. Mr. Melango felt they put a lot of thought into it. Mr. Ross thought it was unusual for a corner lot to not have setback issues. Mr. Fitzgerald was in favor of the application. Mr. Drazenovich felt the plan was well suited for the neighborhood. Mr. Lisko and Ms. Deitz were also in favor of the application.

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

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

NAYS:

At approximately 8:25 p.m. the Board took a brief recess. The Board reconvened at 8:30 p.m. Roll call was taken. All were still present.

MARYANN & RAYMOND WALTERS – 121 16TH AVENUE

Appearing for this application was Mr. and Mrs. Walters and their architect Mary Hearn. Ms. Walters stated they have owned the property for 20 years. She has a sister that lives next door and one that lives behind her. She has other family members throughout Belmar. Her husband has mobility issues and therefore needs to make the house more accessible.

Ms. Hearn stated she looked into renovating the existing house, but it is very small. So, she designed a new house that would allow for a wheelchair to access almost everywhere in the house. The existing lot is very undersized. It is only 27 ft. by 70 ft. There is no parking on site now. The proposal would include one off site parking space with a path to the elevator. The house would 1600 square feet, 2 ½ stories, which is a modest house on a small lot. Several variances are requested because of the undersized lot. They will comply with height and the half story definition. Building coverage will only be 188 square feet more than what exists today. The impervious coverage will increase 42.6 square feet. A floor area ratio variance is required because of the stair and elevator, the large half bathroom and the larger master bathroom. The covered balcony on the second floor also requires a variance.

Mr. Ross asked about stormwater. Ms. Hearn stated there will be leaders and gutters but could go underground if needed.

Mr. Fitzgerald asked why the setbacks were reduced. Ms. Hearn stated it was due to the house needing to be wider to fit the bedrooms and have wider doorways.

Mr. Greig and Ms. Deitz were impressed with Ms. Hearn's plans.

Ms. Deitz asked if the walkway to the elevator was necessary. Ms. Hearn replied yes.

Ms. Drazenovich asked about the setback for the a/c units and generators. She was concerned about noise. She was concerned about grass not growing in the side yard.

Mr. Lisko felt the house is too big for the lot but understands the need for it. He did not like the parking space in the front yard.

Public: Carolyn Flint, 123 16th Avenue, stated she fully supports the application. The new house is necessary for safety and will allow room for family to visit.

Len Cannarozzi, 107 ½ 16th Avenue, felt it is the best plan given the size of the lot.

Christina Sinclair, 119 16th Avenue, stated she fully supports the application and felt it will continue to improve the street.

Linda Sharkus, 4th Avenue, was sympathetic to their needs but felt the Board needs to stick to the zoning plan.

Tricia Walters, 1503 A Street, felt nothing they are asking for is unnecessary. It's a matter of comfortable living.

Patricia Zaros, 1602 A Street, supports the application.

Mr. Ross stated he is in favor of the application and felt they did the best they could with a tight lot.

Mr. Melango understood the challenges and feels it is a good plan.

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Mr. Fitzgerald pointed out if they tried to stay within the setbacks the house could only be 17 feet wide. What they are asking for is not much more than what is there now. There is a hardship due to the lot size.

Mr. Greig stated he tried to come up with a better idea but couldn't. He felt there is not much more that could be done except for abandoning the lot.

Ms. Deitz appreciated the comments and is in favor of accommodating residents who have spent their lives here.

Ms. Drazenovich stated she understands the hardship and the applicant's needs but she struggled with the half story, 4th bedroom.

Mr. Lisko stated small lots are tough because there are so many variances, but the lot size is a hardship.

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

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

NAYS:

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