

PLANNING BOARD

MARCH 22, 2021

PRESENT: Jay McDermott, Rick Meyer, Bob Forte, Ted Protonentis, Tom Carvelli, and William Lindsay (7:25 pm)

ABSENT: Sal Marchese, Tom Burke, Mike Campbell, and Nick Valente

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

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 March 3, 2021 and by posting a copy of said notice at the Municipal Complex on the same date.

Workshop: Mr. Kovats gave a summary of the application to be presented.

Ed Lippincott of the Belmar Environmental Commission gave a presentation on the new Environmental Resources Inventory.

Mr. McDermott announced that Sal Marchese has resigned from the Board. He thanked him for being on the Board and asked everyone to keep Sal in their prayers.

Mr. Meyer made a motion to waive the reading and approve the minutes of the January 25, 2021 meeting, which was seconded by Mr. Lindsay and approved by the following vote:

AYES: Mr. McDermott, Mr. Meyer, Mr. Forte, Mr. Protonentis, Mr. Carvelli and Mr. Lindsay

NAYS:

ABSTAIN:

JOHN & JACQUEYN CAMIDGE C/O I2 VENTURES LLC – 218 11TH AVENUE

Appearing for this application was contract purchaser Barry Depeppe of I2 Ventures, Attorney John Haulenbeek, and engineer Richard DiFolco.

Mr. Forte recused himself from the application because his sister lives within 200 feet of the property.

Exhibits: A1 Development application, A2 minor land use, A3 subdivision plat, A4 plat with notes, A5 survey and PB1 engineering review letter.

Mr. DiFolco stated the lot is 10,000 square feet with a 2 ½ story multi family use on it. The dwelling is on 2.1ft from B Street and there are other setback issues. The house and pool are over on the impervious and building coverages and both are in disrepair. There are 38 corner lots between A and C Street from 12th Avenue to 9th Avenue and of those 20 are 5,000 square feet. Ninety two percent of the lots in the R75 zone don't comply with lot frontage on corner lots. The proposal is to subdivide the property and create two 5,000 square foot lots with a single-family home on each.

Variances: lot size, front yard setback on B Street, rear yard setback, building coverage, and lot shape.

Mr. Haulenbeek stated there is no way to comply with the lot size requirements for the R75 zone.

Mr. DiFolco stated they can use the average front yard setback for the proposal for B Street, which is 15ft and also 10 feet back further than the neighbor on B Street. This

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would eliminate the need for a front yard setback variance. Mr. DiFolco stated the existing building has a rear yard setback of 13ft, the proposed homes would have 30ft. They will comply with impervious lot coverage and floor area ratio. A building coverage variance is needed because of the porch and shed. Each lot will conform to the parking requirements. There is no change in the environment or traffic so those studies would not be necessary. The shape of the lot creates a hardship. The plan is an improvement because it is eliminating a non-conforming use.

Mr. Depeppe stated the current owner cannot continue to maintain the lot. Felt two new homes would be better suited for the property and will be consistent with the neighborhood. It will be identical to the two 50 ft wide lots across the street.

Mr. Kovats pointed out that the property exceeds the lot size requirements for a corner lot in the R75 zone now, which means a single-family home could be built there. He asked if they were seeking a C1 or C2 variance. Mr. DiFolco replied C1, hardship variance. Mr. Kovats asked where the hardship is because they are creating it by doing a subdivision. Thought they should have asked for a C2 variance instead of C1.

Mr. Freda asked how they will mitigate stormwater runoff. Mr. DiFolco stated they would like to do basements with sump pumps but if not, they will build crawl spaces. Mr. Freda would like the average setback for B Street certified and verified. Mr. DiFolco stated he will just ask for the variance because he cannot confirm the exact measurement.

Mr. Protonentis asked how many units are in the existing house. Mr. Depeppe replied three. Mr. Protonentis would like them to confer with the Shade Tree Commission regarding trees on B Street. He pointed out that the pervious pavers on the plan don't appear to meet the ordinance. Mr. DiFolco will make them comply.

Mr. Carvelli asked for clarify on the hard ship variance because they are creating the hardship.

Mr. McDermott asked about fencing. There will be a new 6 ft. fence at the property line to replace an old one and they will add a fence between the two properties.

Public: Linda Sharkus, 4th Avenue, stated it is good he wants to build single family homes because the existing house could be an animal house. She is in support of the application.

Stuart Lippsett, 217 11th Avenue, asked if the existing slate sidewalk will be replaced. Mr. DiFolco replied yes.

Gene Creamer, 318 4th Avenue, stated the pavers on the plan are not permeable and conflict with the ordinance. Mr. DiFolco stated the impervious coverage is 10% less than what exists now and there is a reduction in runoff.

Stewart Fernandez, B Street, would like to see new curbs on B Street and drainage kept on the property.

Board Comments: Mr. Lindsay stated he likes wider lots but can see the value of getting rid of a non-conforming use and there has been no push back from the public.

Mr. Meyer stated he is not convinced they have made a case for a hardship variance, but the benefits of the application outweigh the detriments.

Mr. Protonentis stated it doesn't meet the hardship requirements but there are no other 100ft. corner lots.

Mr. Carvelli felt it appears to be beneficial and there has been no push back from the neighborhood.

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Mr. McDermott stated it is definitely a C2 application not C1, there is no hardship. But it is a better design.

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

AYES: Mr. McDermott, Mr. Meyer, Mr. Protonentis, Mr. Carvelli and Mr. Lindsay

Public: None

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