

ZONING BOARD OF ADJUSTMENT

May 13, 2021

PRESENT: John Hutchinson, Mark Fitzgerald, Phil Greig, John Lisko, Mike Melango, Holly Deitz, Annemarie Drazenovich, Robert Cupoli (6:18pm), and Charles Ross (7 pm)

ABSENT: 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 April 26, 2021 by posting a copy of said notice at the Municipal Complex on the same date.

JEFFREY SHAPIRO – 512 10TH AVENUE

Appearing with Mr. Shapiro was his attorney Tim Middleton, engineer Joe Kociuba and architect Nick Baughman. Mr. Kennedy marked the following exhibits: A1 Minor Land Use denial, A2 application, A3 survey, and A4 grading plan.

Mr. Shapiro stated he would like a 14x20 pavilion in the rear yard over a paver patio. Seeking variances for building coverage and impervious coverage as well as a “D” variance for being a two family. The building coverage proposed is 36% and the impervious coverage proposed is 58%. The tenant in the rear structure was living there when he purchased the property. He would like to beautify the backyard and create outdoor living space. The pavilion would be open on all sides. Existing concrete throughout will be replaced with stones, pavers and shrubs.

Mr. Baughman stated several types of shrubs will be planted so you won’t see the backyard from the street.

Mr. Kociuba stated the use of the property is not affected by the proposal and would not be a detriment to the neighborhood. No new use is being created. The application meets all the requirements to grant a use variance. There will be no impact to the neighborhood.

Additional exhibits A5 and A6 were submitted, which were illustrated drawings of what the backyard will look like.

Mr. Shapiro stated the pavilion is 11.8 feet tall.

Mr. Fitzgerald asked if it will ever be enclosed. Mr. Shapiro replied no. Mr. Fitzgerald asked if it could be smaller. Mr. Shapiro would prefer not to reduce the size because it wouldn’t work.

Mr. Hutchinson asked what would be on the pavers. Mr. Shapiro would have a grill and small refrigerator.

Ms. Drazenovich asked if the roof will be fire rated since it will have a grill and fire pit underneath. Mr. Shapiro replied yes.

Mr. Melango asked about the roof material. Mr. Shapiro stated it is metal.

Mr. Cupoli asked if electric will be underground. Mr. Shapiro replied yes. Mr. Cupoli asked if it will have a vent. Mr. Shapiro felt one would not be needed. Mr. Lisko stated that would be a code issue during permitting.

Mr. Greig asked if landscaping will be maintained. Mr. Shapiro replied yes.

Public: Gene Creamer, 4th Avenue, suggested reaching out to NJNG about running gas there.

Linda Sharkus, 4th Avenue, asked about the arborvitaes. Mr. Shapiro stated they won’t impact the neighbor.

Ms. Drazenovich would like to see a drywell installed.

ZONING BOARD OF ADJUSTMENT

May 13, 2021

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

AYES: Mr. Hutchinson, Mr. Greig, Mr. Melango, Mr. Cupoli, Mr. Fitzgerald, Mr. Lisko, and Ms. Deitz

NAYS:

DAWN SANDOMENO – 122 20TH AVENUE

Appearing with Ms. Sandomeno was her builder James Alburtus and engineer Michael Cannon. Mr. Fitzgerald and Ms. Deitz recused themselves from the application because they live within 200 feet. Mr. Kennedy marked the following exhibits: A1 application, A2 rendering, A3 plot plan, A4 survey, A5 floor plans, and A6 photos.

Ms. Sandomeno stated she would like to build a new house because the existing house has too many issues to renovate. Mr. Alburtus stated it is not up to code, the foundation is bad, the roof is bad, and the electric is not adequate. Ms. Sandomeno would like a house that would be comfortable for her, her three boys and her mother.

Mr. Cannon stated variances are requested for lot size, lot width, existing garage setback, combined side yard setback and parking. Three parking spaces are required and only two are proposed. The lot width and area create a hardship. The front and rear setbacks will comply and have been increased compared to the existing house. Lot coverage has been reduced.

Mr. Alburtus stated the home would have five bedrooms and three bathrooms. The attic would be used for storage but will be habitable for recreational use.

Mr. Hutchinson asked if the driveway stones are impervious and part of the calculations. Mr. Cannon replied yes and stated it was not included, however he can include it and they will still not need a variance.

Mr. Cupoli asked about siding. Mr. Alburtus stated the house and garage will match.

Mr. Greig asked if any of the decks require a variance. Mr. Bianchi replied no.

Mr. Bianchi advised the flood elevation needs to be put on the plans.

Mr. Lisko asked if the stucco walls could be covered with siding. Mr. Alburtus replied yes, 2 feet above grade. Mr. Lisko suggested looking into changing the location of the front stairs.

Public: Allison Gerard, 100 20th Avenue, stated they are a great family and fully supports the rebuild.

Adam Benosky, 120 20th Avenue, supports the application, which will be an enhancement to the neighborhood.

Victor Masi, 112 20th Avenue, supports the project.

Neil Gerard, 104 20th Avenue, 100% approves the application. It will enhance 20th Avenue.

Bob Morrissey, 1906 A Street, full supports the house, it will be a great addition to the neighborhood.

Board Comments: Mr. Hutchinson stated the application has great neighbor support and will be a nice addition. Mr. Melango stated it fits in with the neighborhood. Mr. Greig stated small properties are challenging.

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

ZONING BOARD OF ADJUSTMENT

May 13, 2021

AYES: Mr. Hutchinson, Mr. Greig, Mr. Melango, Mr. Cupoli, Mr. Lisko, Mr. Ross, and Ms. Drazenovich

NAYS:

At approximately 8:30 pm the Board took a brief recess. At approximately 8:40 pm the Board reconvened. Roll call was taken, all were still present.

SALMEL REALTY INVESTORS LLC – 900 OCEAN AVENUE

Appearing for this application was Mike Melango, principle of Salmel Realty Investors LLC, attorney Tim Middleton, and architect Peter Serpico. Mr. Kennedy marked the following exhibits: A1 application, A2 checklist, A3 elevations, and A4 survey. Mr. Kennedy gave a brief speech on how the Board is to treat Mr. Melango's application like they would any other application even though he is a Board member.

Mr. Middleton stated the proposal is for a second story addition and roof deck on an existing one-story home. The footprint will not be exceeded. They are seeking a use variance because the home is on a property that is considered a condominium development along with some bulk variances.

Mr. Serpico stated the home is 1400 square feet now with three bedrooms. One of the bedrooms is only 8x8. The house is very tight and additional space is needed. The second floor would have a family room and master bedroom with a balcony and a roof deck. The existing bungalow would be converted to a more modern look. The house to the left wants to do a similar design in the future. The a/c units will be on the roof or in the driveway.

Mr. Middleton stated the variances are for lot frontage, front yard setback, and impervious coverage as well as two new variances for the flat roof and expansion of a non-conforming use.

Mr. Greig asked if a parking variance is needed. Mr. Melango replied no. Mr. Greig would like assurance that there will be nothing that could blow off the roof.

Ms. Drazenovich asked if there is a garage. Mr. Melango replied yes and stated it's used for storage. He also stated he has room to park five cars. She was concerned about each of the condos adding bedrooms and reducing the parking. Mr. Melango stated each condo has four car driveways.

Mr. Ross asked if the deck requires a variance. Mr. Serpico stated only the roof is a variance.

Mr. Cupoli would like to see the water runoff be brought out to the curb. Mr. Melango will run roof leaders to the grass.

Mr. Lisko asked if there was a ban on flat roofs and why. Mr. Bianchi stated the issue is not that it is flat but rather the ordinance states its required to have a slope.

Public: None

Board Comments: Mr. Greig stated it looks like a good project. Ms. Deitz stated it looks wonderful. Mr. Ross stated it is a nice design. Mr. Lisko stated it is a great design.

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

AYES: Mr. Hutchinson, Mr. Greig, Ms. Deitz, Mr. Ross, Mr. Fitzgerald, Mr. Lisko and Mr. Cupoli

NAYS:

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