

ZONING BOARD OF ADJUSTMENT

JANUARY 31, 2022

PRESENT: Tom Palmisano, Chuck Ross, Bob Cupoli, Mark Fitzgerald, Phil Greig, Annemarie Drazenovich, John Lisko, and Mike Melango

ABSENT: Holly Deitz and Michael Druz

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

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 January 13, 2022 by posting a copy of said notice at the Municipal Complex on the same date.

Oath of Office was administered to Bob Cupoli.

Mr. Kennedy stated there was a minor notice issue for the application of 300 11th Avenue. Mr. Shippers requested to carry the application to March 24th so he can renote.

KENNETH WALTERS – 303 OCEAN AVENUE

Appearing for this application was attorney William Shippers, architects Mary Hearn and Tim McCorry, and Mr. Walters. Exhibits A1-A5 were marked. Mr. Shippers stated the home was built in the late 90's as part of a subdivision. Mr. McCorry was the original designer of the home, so he and Ms. Hearn consulted on the proposed renovations and additions. Seeking variances for floor area ratio and building coverage.

Mr. McCorry stated the home was originally designed for a single person. The plan is to redesign the house. The garage will become the den, the outdoor shed will be removed and absorbed into the footprint of the home, there will be an outdoor patio on the second floor with a glass wall. There is enough space in the driveway to fit four vehicles.

Mr. Greig asked if one bedroom is being added. Mr. McCorry replied yes. It will be going from three bedrooms to four.

Public: none

The Board members felt the request was minor and the changes will fit in with the property and the neighborhood.

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

AYES: Mr. Ross, Mr. Cupoli, Mr. Fitzgerald, Mr. Greig, Mr. Lisko, Mr. Melango and Mr. Palmisano

NAYS:

SAM & AMY SLOANE – 204 5TH AVENUE

Appearing for this application was Mr. Sloan, his attorney William Shippers, engineer/planner Rich DiFolco and his architect Chris Rice. Exhibits A1-A4 were marked. Mr. Shippers stated the site consists of the former Morning Dove Inn. Mr. Sloan stated he has already given up the rooming house license and operates the home as a single-family home. The interior layout of the house is poorly designed. He is proposing to do major renovations.

Mr. Rice explained the architectural plans. The proposal includes adding a real kitchen, an elevator, a mud room and other modern conveniences. The entire front of the home will remain as is. The renovation will improve the floor plan and the rear elevation. There will be no increase in the number of bedrooms, but one will be converted into a master bedroom.

Mr. DiFolco stated there are other multi family homes in the area. The property is in a flood zone but is compliant. Explained the zoning chart and variances being requested. Electric will be placed underground. The increase in floor area ratio does intensify the use of the property.

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There was discussion about the garage being big enough for a vehicle. Mr. Sloan stated he will put in a full garage door so it can be used for a vehicle.

Public: Linda Sharkus, 4th Avenue, thought the design was beautiful. She was concerned the proposed deck is too small.

The Board felt it was a nice design and will complement the building. Most of the variances requested were for pre-existing conditions.

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

AYES: Mr. Ross, Mr. Cupoli, Mr. Fitzgerald, Mr. Greig, Mr. Lisko, Mr. Melango and Mr. Palmisano

NAYS:

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