

ZONING BOARD OF ADJUSTMENT

MARCH 29, 2022

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

ABSENT: Michael Druz

ALSO, PRESENT: Board Attorney Kevin Kennedy 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 March 10, 2022 by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Greig made a motion to waive the reading and approve the resolution for Joseph Dec & Randi Cataquet, 502 12th Avenue, which was seconded by Mr. Melango and approved by the following vote:

AYES: Ms. Deitz, Mr. Ross, Mr. Greig, Mr. Melango, Mr. Lisko

ABSTAIN: Mr. Fitzgerald and Mr. Cupoli

Mr. Greig made a motion to waive the reading and approve the resolution for Kevin Newberg, 1405 Main Street, which was seconded by Mr. Ross and approved by the following vote:

AYES: Ms. Deitz, Mr. Ross, Mr. Greig, Mr. Melango, Mr. Fitzgerald, Mr. Cupoli

NAYS:

ABSTAIN: Mr. Lisko

THOMAS & JODY DAMICO – 308 11TH AVENUE

Appearing with Mr. and Mrs. Damico was their architect, Kurt Ludwig. Exhibits A1-A5 were marked. They have owned the property since 2013. It is a single-family home they use in the summer. They hope to retire here and have elderly parents. The proposal is to enclose a portion of the front porch to make a bedroom on the first floor, add an additional bathroom and a screened porch. Variances are being requested for building coverage, impervious coverage and floor area ratio.

Public: none

The Board felt this was a minor application and can see the need for it. It will add value to the property.

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

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

NAYS:

ABSTAIN:

CYNTHIA BERADINO – 103B NINTH AVENUE

Appearing with Ms. Beradino was her builder, Frank Angello. Mr. Melango recused himself. Mr. Palmisano took his place. Exhibits A1-A4 were marked. Ms. Beradino has owned the property for one and a half years but has rented in Belmar for 45 years. It is a condo that she occupies. The proposal is to enlarge the front porch and raise the roof. She is looking for more living space and a closet. She currently has no basement or attic. Variances are for expansion of a non-conforming use and enclosing the porch. Because the property has been turned into condos, Mr.

ZONING BOARD OF ADJUSTMENT

MARCH 29, 2022

Bianchi stated it is difficult to determine setbacks, building and impervious coverage and floor are ratio.

Public: Patricia Romanzo, 100 10th Avenue, asked if the balcony is facing southeast. Mr. Angello stated it is facing northeast.

The Board recognized this is a tough piece of property. The proposal doesn't affect anyone else. The condo association approved the request.

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

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

NAYS:

ABSTAIN:

KYLE & MELISSA HINGER – 1219 BRIARWOOD ROAD

Mr. Melango rejoined the Board. Exhibits A1-A4 were marked. They have owned the property since 1998 and it is a single-family home. The proposal is to add an attached garage and utility room with a master bedroom and bathroom above. Need to update HVAC, which is the reason for the utility room. Existing bathrooms are small. Variances were requested for lot size, building coverage, impervious coverage, parking, side yard setback, and rear yard setback.

Ms. Deitz was concerned about making the house larger in such a small space. Mr. Hinger stated he is looking to square off the back of the house as well which will look better. He tried to mirror the work done at 1234 Briarwood Road.

The Board discussed the existing 100% impervious coverage which was a concern of the Board. The front and back yards currently consist of stones.

The Board decided to take a brief recess to allow Mr. Hinger to review his impervious coverage calculations.

Mr. Fitzgerald made a motion to open the meeting to public comment for items not on the agenda, which was seconded by Mr. Greig and approved unanimously.

Patricia Romanzo, 100 10th Avenue, expressed concerns about the approvals granted to 904 Ocean Avenue. Ms. Romanzo was informed she should have attended the hearing. Mr. Bianchi was aware of her concerns, and they are being addressed.

Public comment closed.

Mr. Hinger agreed to reduce the impervious coverage to 82.16% by removing some stones and adding grass. He also believed his pavers are permeable and would be entitled to the 50% credit. The Board requested a revising drawing from the surveyor reflecting the changes. Mr. Hinger stated he would put in permeable pavers if his were not permeable.

The Board agreed to this condition; however, the resolution will not be adopted until revised calculations are submitted and reviewed by Mr. Bianchi.

The Board agreed this is a challenging size lot, but the addition will fit in nicely.

Mr. Cupoli and Mr. Lisko still had concerns about the impervious coverage.

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

ZONING BOARD OF ADJUSTMENT

MARCH 29, 2022

AYES: Ms. Deitz, Mr. Ross, Mr. Greig, Mr. Melango, Mr. Fitzgerald

NAYS: Mr. Lisko and Mr. Cupoli

ABSTAIN:

At approximately 8:07 p.m. Mr. Cupoli made a motion to go into executive session, which was seconded by Mr. Melango and approved unanimously.

At approximately 8:52 pm the Board reconvened in public session and Ms. Deitz made a motion to adjourn the meeting, which was seconded by Mr. Ross and approved unanimously.