

ZONING BOARD OF ADJUSTMENT

MARCH 24, 2022

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

ABSENT: Michael Druz and John Lisko

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 January 14, 2022 by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Greig made a motion to approve the minutes of the February 24, 2022 meeting, which was seconded by Mr. Ross and approved by the following vote:

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

NAYS:

ABSTAIN:

Mr. Greig made a motion to approve the minutes of the February 28, 2022 meeting, which was seconded by Ms. Deitz and approved by the following vote:

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

NAYS:

ABSTAIN: Mr. Fitzgerald

Mr. Greig made a motion to waive the reading and approve the resolution for Joseph & Nancy Shaiman, 300 11th Avenue, which was seconded by Mr. Melango and approved by the following vote:

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

NAYS:

ABSTAIN: Mr. Cupoli

Mr. Greig made a motion to waive the reading and approve the resolution for Francisco & Mary Crincoli, 214 13th Avenue, which was seconded by Mr. Ross and approved by the following vote:

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

NAYS:

ABSTAIN:

The resolution for Joseph Dec & Randi Cataquet, 502 12th Avenue, will be presented at the next meeting.

Mr. Greig made a motion to carry the application of William & Jodee Stapleton, 313 3rd Avenue, to the May 26th meeting, which was seconded by Mr. Ross and approved unanimously.

Mr. Greig made a motion to carry the application of Elizabeth Mane, 308 12th Avenue, to the May 26th meeting, which was seconded by Mr. Cupoli and approved unanimously. Ms. Mane will notice for that meeting.

KEVIN NEWBERG – BERG’S SMOKED MEATS – 1405 MAIN STREET

Appearing with Mr. Newberg was his attorney, George McGill. Exhibits A1-A6 were marked. An illustrated rendering of the rear fence was submitted as A7. The proposal is to install a walk-in cooler at the rear of the property. The building and property are very small. There is no other place to put it. The property owner installed a 6-foot fence to close it in. He has cleaned up the debris from the rear of the property. The cooler is needed to scale the business. A concrete pad

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will be installed underneath it. Variances were requested for lot coverage, building coverage and rear yard setback.

Mr. Fitzgerald asked if the walk-in cooler is removable. Mr. Newberg replied yes.

Public: Linda Sharkus, 4th Avenue, stated she is in favor of this. Arlene Neppel, 15th Avenue, was also in favor.

The Board was grateful the rear of the property was cleaned up. Felt there is a need for the cooler in order for the business to succeed.

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

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

NAYS:

ABSTAIN:

KEVIN & EILEEN KOONJY – 209 SEVENTH AVENUE

Mr. Cupoli recused himself from the application and Ms. Drazenovich took his place. Exhibits A1-A4 were marked. Mr. Koonjy has owned the property for two years. It is a single-family home they use part time. The proposal is to build an open roof structure above the existing deck. The deck is south facing, and the yard gets full sun which can make it very hot in the summer. The proposal will create some shade on the deck. The existing deck will also be reduced to 17 ft to add more grass in the yard. The shade structure will only be over part of the deck. Variances were requested for building coverage, existing side yard setback, and impervious coverage. The existing impervious coverage is at 56.4% and is being reduced to 54.2%.

Public: Arlene Neppel, 15th Avenue, stated she is 100% in favor of the application.

The Board felt this was a small request and the design will fit nicely. They also appreciated the reduction in impervious coverage.

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

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

NAYS:

ABSTAIN:

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