

Present: Canonico, Murphy (7:35), Daly, Roache, Akerblom, Henderson, Ciongoli
Kennedy (Attorney) –
Cranmer (Engineer) - not in attendance
Absent: Martinelly

All saluted the flag, and the Presiding Officer's Statement was read

Minutes:

A motion was made by Mr. Murphy, seconded by Mr. Roach to adopt the minutes of the September 4, 2019 as amended. All approved.

Planning Board Rep: none

Zoning Board Business:

Felicia A. Russell:

Bulk variance for additional signage

d/b/a Cuties

703 Broad St

Bl: 40, Lot: 22

Felicia B Russell, Esq represented the applicant (daughter) Felicia A Russell d/b/a Cuties Boutique.

Mr. Kennedy explained to the board that the service for Cuties was deficient last month, notices to the neighbors were requested to be carried since the Asbury Park Press did not publish the public notice.

No one from the public was present with regard to this application

Mr. Kennedy advised that the following were not served and the applicant has agreed to re-notice the 4 properties that were not noticed and to Comm Cast which had the wrong zip code.

A motion was made by Mr. Murphy, seconded by Ms. Ciongoli to carry the requested notice to the **November 6, 2019** meeting without further notice to the public, and grant an extension of time for the board to decide this matter. All approved.

Unfinished Business:

M/M Brian Boryszewski:

32 Silverbrook R
Bl:71, Lot: 6

Request to dismiss without prejudice

Mr. Rick Brodsky, Esq sent a request to dismiss the application of M/M Boryszewski without prejudice.

Mr. Kennedy read a resolution dismissing the application was into the record.

A motion was made by Ms. Ciongoli, seconded by Ms. Canonico to dismiss the application of M/M Brian Borszewski, 32 Silverbrook Rd., without prejudice, and to close the file and return any unused escrow funds as requested. All approved.

New Business:

Approval:

Mr. Dan Scaggs/Ms. Rose Louise Kealey:

51 Heritage Drive
Bl: 38, Lot: 18

Bulk -Variance: Building coverage

Mr. Kennedy reminded the board that service was carried from the 9/3/2019 meeting with the condition that the Asbury Park Press had to be re-noticed, and the notice was acceptable.

Mr. Kennedy marked the following:

- A-1: Development Application – 8/16/2019
- A-2: Zoning Permit Application – 5/13/2019
- A-3- Survey – 4/5/2012
- A-4: Portico Addition 4/9/2019
- A-5: Color Illustration of finish product after the addition
- A-6: Photos of existing conditions at 51 Heritage
- A-7: Photos of surrounding homes with similar additions

Ms. Rose-Louise Kealey, 51 Heritage Drive, owner was sworn. They have owed & lived in the home since 2012, which is a single- family home.

Ms. Kealey testified that the proposed portico will provide protection from the elements. She does have a few relatives who are getting older and the portico will provide a set of railings for a better entrance to their home and protection from the rain & sun. This will enhance the look of the front of their home. The dimensions will be approximately 7'.6 x 6'.

Mr. Kennedy explained that currently there isn't a roof over the existing steps, but once you cover the steps it become building coverage which equates to a 20.5% where 20% is permitted. Ms. Kealey advised that the steps will be adjusted due to the rise & run of the steps and there will now be a roof over the existing platform.

Board members all agreed that the addition is a welcome improvement to the home, and it's a minimal increase.

No public

A motion was made by Mr. Murphy, seconded by Mr. Daly to approve the application of Scaggs/Kealey, 51 Heritage Drive, as presented, with conditions as stated.

Roll Call

Affirmative: Canonico, Murphy, Daly, Roache, Akerblom, Henderson, Ciongoli

Negative: None

Adoption of Resolution:

A motion was made by Mr. Henderson, seconded by Mr. Murphy to adopt & memorialize the resolution of approval for Scaggs/Kealey, 51 Heritage Drive as presented, 51 Heritage Drive for a Building coverage variance of 20.5% where 20% is permitted.

Roll Call:

Affirmative: Canonico, Murphy, Daly, Roache, Akerblom, Henderson Ciongoli

Negative: None

M/M Mark Chiaravalloti

107 Meadow Drive

Bl: 38, Lot: 54

Bulk variances

addition/deck

Mr. Kennedy advised that notice was accepted for the surrounding neighbors, with the condition of re-noticing the Asbury Park Press, which he has reviewed and finds it acceptable.

Mr. Kennedy marked the following into evidence:

A-1: Zoning Permit Application, 7/3/2019

A-2: Survey – 4/23/2010

A-3: Details & specifications – 2 pages for proposed addition

A-4: Zoning information package

A-5: Photos of subject property

Mr. Mark Chiaravalloti, 107 Meadow Drive, was sworn.

Mr. Chiaravalloti testified that he is proposing an addition and deck to his single- family home. he has been the owner for the last 9 year. He explained that his existing deck is in disrepair and something needs to be done, so rather than just replace the entire deck they would like to construct a family room off the existing living room, which would allow the family to walk out into the new room and onto to the new smaller deck. The deck & addition would be less than what the existing deck goes out into the yard. The room and the deck will not cover the ground, the proposed will be built on pilings, and would not interrupt the ground, and not be touched at all. The builder has proposed stone under the room and to insure that the drainage the water will be collected and run into a gutter with a tube with netting at the end and put it below ground, so all of the water will be returned to where it would have gone originally. The addition will be 16' x 16' and the deck will be 12' x 12'. The deck will be 2' shorter than the existing deck. The deck will not be covered.

Mr. Murphy referred to the existing kitchen window be over the deck? Mr. Chiaravalloti feels that the suggestion of putting the deck under the window would be acceptable and he will suggest that to his builder.

Mr. Chiaravalloti described the family room, and it will have windows all around, and a sliding door which will lead to the new deck, and French doors to the current living room.

There was a brief discussion on the proposed design for the stormwater, Mr. Chiaravalloti explained that the perforated pipe would go approximately 1' into the ground, with stone and the netting, his builder understands what he has to do. Mr Kennedy stated that one of the conditions would be that the Mr. Cranmer would review the plans. Mr. Murphy feels that the board should not make the applicant incur any unnecessary costs.

Mr. Chiaravalloti stated that this addition will give him the additional living space he needs for his family and allow them to stay in the community. He has spoken to all his neighbors and they are in support of the project.

Ms. Canonico asked if moving the deck closer to the house would that change the coverage? Mr. Kennedy didn't think so, because its not covered.

Mr. Kennedy stated what the variances are: building coverage 20% where 24.1% proposed, impervious lot coverage 25% permitted 32.5% proposed.

No public

Board comments, all agreed welcome addition, and that the deck should be moved under the window, but that is up to the homeowner. The family needs more space and this is a nice proposal.

A motion was made by Mr. Murphy, seconded by Mr. Roache to approve the bulk variances to M/M M Chiaravalloti, 107 Meadow Drive Bl: 38, Lot: 43 for the construction of a family room & deck with conditions as read into the record:

- Commitments made by the applicant made
- Outside approval
- Affordable Housing if any
- Borough Engineer approval on the storm water management
- Board accepts the deviation of moving the deck closer to the home if the homeowner choses to do so
- Elimination of the larger deck

Roll Call:

Affirmative: Canonico, Murphy, Daly, Roache, Akerblom, Henderson, Ciongoli

Negative: None

Adoption of Resolution:

A motion was made by Mr. Henderson, seconded by Mr. Daly to adopt & memorialize the resolution of approval for building/impervious variances for the construction of a family room/ and a smaller deck, with condition to M/M M Chiaravalloti as presented.

Roll Call:

Affirmative: Canonico, Murphy, Daly, Roache, Akerblom, Henderson, Ciongoli

Negative: None

A motion was made by Mr. Roache, Ms. Ciongoli to adjourn the meeting @ 8.30 pm. All approved

Next meeting November 6, 2019 @ 7:30 pm