

**BOROUGH OF FAIR HAVEN**  
**ZONING BOARD OF ADJUSTMENT**  
748 River Road – Fair Haven, NJ 07704  
Phone: (732) 747-0241 ext. \*215 Fax: (732) 747-6962

**Zoning Board Regular Meeting**  
**April 11, 2024 7:15 PM**

The Chair reserves the right to change the order of the Agenda.

1. **Public Announcement of Compliance (attached)**
2. **Roll Call and Salute to Flag**
3. **Old Business (Carried from January 4, 2024, meeting)**

**Chad Diacont – 36 DeNormandie Avenue, Block 50, Lot 5, Zone R-5**

The applicant is seeking Bulk Variance approval to construct a second story addition above the garage by converting an existing bedroom into two new bedrooms.

4. **New Business**

**Sticks and Sprouts, LLC – 300 Ridge Road, Block 77 Lot 107, Zone R-40**

The Applicant is seeking Minor Site Plan and Use Variance approval to permit one of the fenced outdoor play areas, which has already been built, to continue operating as Sticks and Sprouts offering outdoor classes for children.

**Kevin and Samantha Goodwin – 50 Oak Place, Block 57 Lot 1, R10-B**

The Applicant is seeking approval to construct a second story addition above the existing dwelling, extend the existing covered porch and install a covered patio in the rear. Interior renovations throughout the house are also proposed and the total number of bedrooms will increase from 3 to 4. The application is proposing to exceed the minimum floor area ratio for the zone requiring a D-variance.

5. **Administrative Items**

- Approval of Minutes from March 5, 2024 Special meeting
- Approval of Minutes from March 7, 2024 Regular meeting
- Approval of a resolution for Paolo/Personette – 78 Pine Cove Road, Block 78 Lot 13.01
- Approval of a resolution for MAD 550 River Road, Block 33 Lot 10
- Approval of a resolution for Dwyer – 23 Hance Road, 78 Lot 10

6. **Public Comment**

7. **Adjournment**

**Public Announcement of Compliance**

This is a regular meeting of the Fair Haven Zoning Board of Adjustment. Adequate notice of this meeting has been given pursuant to the provisions of the Open Public Meetings

**Act. At the time of the Board reorganization in January of this year, the Board adopted its regular meeting schedule for the year. Notice of the schedule was sent to and published in the Asbury Park Press on January 26, 2024, and the Two River Times on February 1, 2024. That Notice was also posted on the bulletin board in Borough Hall, and has remained continuously posted there as required by the Statute. A copy of the Notice is and has been available to the public and is on file in the Office of the Borough Clerk. A copy of the Notice has also been sent to such members of the public as have requested such information in accordance with the statute. Adequate notice having been given, the Board Secretary is directed to include this statement in the minutes of this meeting.**