

FAIR HAVEN ZONING BOARD OF ADJUSTMENT

Regular Meeting Minutes September 6, 2018

The meeting was called to order at 7:15 by Mr. Neczesny, Vice-Chair, with a reading of the Open Public Meetings Act Statement (attached), followed by the pledge to the flag.

1. ROLL CALL

Present: Mr. Neczesny, Mr. Ridgeway, Mr. Schiavetti, Mrs. Quigley, Mr. Ryan, Mr. Ludman, Mrs. Ylagan

Absent: Mr. McGurl, Mr. Lehder (arrived 7:21)

Also Present: Mr. Irene, Board Attorney, Ms. Gable, Board Planner

2. ADMINISTRATIVE ITEMS

MOTION Neczesny, second Ryan, to approve Resolution to dismiss (without prejudice) Greenblatt- 1 Hance Rd.

In Favor: Neczesny, Ridgeway, Quigley, Ryan, Ludman, Ylagan

Opposed: None

MOTION Neczesny, second Ludman, to approve Resolution – Gordon- 24 Forrest Ave.

In Favor: Neczesny, Ridgeway, Schiavetti, Quigley, Ryan, Ludman, Ylagan

Opposed: None

Mr. Lehder arrived at the dais 7:21 PM.

MOTION Neczesny, to approve Resolution – Baker – 15 McCarter Ave.

In Favor: Neczesny, Ridgeway, Quigley, Ryan, Ludman, Ylagan

Opposed: None

MOTION Neczesny, second Ryan, to approve the minutes of the August meeting

In Favor: Neczesny, Ridgeway, Schiavetti, Quigley, Ryan, Ludman, Lehder

Opposed: None

MOTION Neczesny, second Quigley, to approve the minutes of the August Exec. Session minutes

In Favor: Neczesny, Ridgeway, Schiavetti, Quigley, Ryan, Ludman, Lehder

Opposed: None

3. NEW BUSINESS

Pannuzzo – 39 Kemp Ave- Block 62, Lot 41, R-10A zone – Application for expansion of second floor and renovations to second floor – variances needed for side yard setbacks.

Notices were in order and the Board has jurisdiction.

Ms. Gable was sworn, Gary Pannuzzo, Jr. and Ashley Pannuzzo were sworn.

Ex. A-1 – Survey prepared by Richard E. Stockton dated 5/09/17

Mrs. Pannuzzo stated that they were requesting a variance for side yard setbacks in order to add a bathroom and closet to the 2nd floor. She stated there would be no change to the building's footprint and no change to the streetscape.

Referring to the Zoning Officer's letter, there were several existing non-conformities.

Ex. A-2 - 6 photos on 3 sheets with views of 39 Kempt from the side and street view, taken by Mr. Pannuzzo. Using the top photo on the second sheet Mr. Pannuzzo explained that the roof of the 1st floor would be lifted and the notch filled in by adding a bathroom and closet. There is currently one bathroom on the second floor. The existing home is currently 1,330. Proposal would add 160 sq. ft.

Ex. A-3 – 4 sheets consisting of a marked up survey, worksheet and lot calculation.

Enrico Cimino, 31 Woodland Manor, Tinton Falls, was sworn. He stated he was the contractor. He stated he determined the square footage by measuring each room. Mr. Lehder noted that Fair Haven calculates the square footage based on exterior, not interior measurements but added that given the total amount allowed, the difference was not significant. He was concerned about how the numbers will be verified when it is time to submit for permits. Mr. Cimino stated the exterior of the addition was 16' x 10'. It was noted that the FAR is also not an issue. The addition is going on the side of the house that conforms to the setback but the combined total side yard setback is exacerbated.

In regard to the exterior side yard, the addition is not exceeding the existing 2nd floor rear wall. The addition will be 8', same height as the existing. The 2nd floor is set 5' in from the rear over the laundry room.

Ex. A-4 – plans prepared by Mr. Pannuzzo with the help of Mr. Cimino consisting of 13 sheets.

Ex. A-5 – 5 pages consisting of 10 photos of neighboring homes taken by Mr. Pannuzzo and described as non-conforming. Mr. Pannuzzo stated he did not have information regarding the setbacks.

It was noted that the side yards would conform in the R-5 and R 7.5 zones.

The addition is on the conforming side. There is a hardship involved.

There were no questions or comments from the public.

Mr. Ridgeway stated there was a need to get firmer calculations.

Mr. Lehder stated he was not inclined to ask them to confirm measurements.

Mr. Schiavetti agreed, noting the numbers were not anywhere near the maximums.

In response to a question about the wording of the resolution Mr. Irene noted that the HFA does not appear in the resolution because it is conforming. The 160 sq. ft. addition can be referenced, with the focus on the extension of the two walls.

Mr. Ridgeway stated he thought the plan was in keeping with the neighborhood.

Mr. Neczesny stated that the orientation of the house on the lot presented a problem

MOTION made by Mr. Neczesny, second by Mr. Schiavetti, to approve the plan as submitted with the stipulation that the second story rear wall and height is retained and the roof matches the existing roof.

In Favor: Neczesny, Ridgeway, Schiavetti, Quigley, Ryan, Ludman, Lehder

Opposed: None

MOTION to adjourn made by Mr. Ridgeway, second by Mr. Schiavetti and approved unanimously by voice vote.

Meeting adjourned at 8:10 PM.

Respectfully submitted,

Judy Fuller,
Board Secretary

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 of the Board's regular meetings was sent to and published in the Asbury Park Press, and was also sent to the Two River Times and the Star Ledger. Tonight's meeting was listed in the Notice of the schedule of regular meetings. That Notice was also posted on the bulletin board in Borough Hall, and has remained continuously posted there as required by the Statute. In addition, 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.