

FAIR HAVEN ZONING BOARD OF ADJUSTMENT Regular Meeting Minutes – August 19, 2021, 7:15 pm

The meeting was called to order at 7:20 pm by Mr. Neczesny, Board Vice Chair, with the reading of the Open Public Meetings Act Statement (below), and salute to the flag.

Roll Call

Present: Mr. Neczesny, Mr. Ryan, Mr. Ludman, Dr. Laufer, Mr. Schiavetti

Absent: Mrs. Quigley, Mr. Ridgeway, Mr. Kinsella, Mr. Lehder

Also Present: Mr. Irene, Board Attorney; Mr. Barree, Heyer Gruel and Associates, Board Planner.

Mr. Irene noted that a supplemental notice was issued prior to the August 5 meeting to advise the public of the change to in person meetings for the Zoning Board. The August 5 meeting was cancelled due to lack of agenda.

Mr. Neczesny stated that the applications scheduled for this evening asked to be carried to the September 9, 2021 meeting.

Mr. Neczesny introduced the first application:

Cady – 137 Grange Avenue, Block 22, Lot 53, Zone R-30

Applicant seeks to construct a circular driveway and seeks relief for certain 'c' variances: Proposed lot coverage with driveway and patio additions is 41.97%, where 30% is permitted; proposed number of driveway accesses to street is two, where only one is allowed; and not more than 25% of the front yard shall be used as driveway or for off-street parking, and more is requested.

MOTION by Mr. Neczesny and second by Mr. Ludman to carry the Cady and Burke applications to September 9, 2021 without the necessity to re-notice.

In favor: Neczesny, Ryan, Ludman, Laufer, Schiavetti.

Opposed: None

Dr. Laufer asked that the data be updated on the Cady application. Mr. Barree said he would ensure the information was updated.

Mr. Irene asked for public comment. There was none.

Mr. Neczesny introduced the next application:

Burke – 104 Willow Street, Block 55 Lot 7, Zone R-10A

Applicant seeks to construct a single-family home and seeks variance relief for: total side yard setback, habitable floor area ratio, total lot square footage, and lot frontage.

Mr. Irene noted that the delay in presenting the Burke application was related to the plans not being sealed and signed, and that the floor area ratio was not included in the application.

Mr. Irene asked if there were interested parties on the Burke matter. There were none.

MOTION by Mr. Neczesny and second by Mr. Ryan to approve the July 8, 2021 meeting minutes.

In favor: Neczesny, Ryan, Ludman, Laufer and Schiavetti.

Opposed: None

MOTION by Mr. Neczesny and second by Dr. Laufer to approve the McCue resolution as submitted.

In favor: Neczesny, Ryan, Ludman, and Laufer.

Opposed: None

Mr. Neczesny introduced the agenda item of the approval of the elevations for Shaw of 15 Buttonwood Drive. Mr. Barree reviewed the changes. There was a discussion regarding the ridge height.

The meeting was open for public comment. There was none.

MOTION by Mr. Neczesny and second by Mr. Ludman for the administrative approval of the elevations for Shaw of 15 Buttonwood Drive, as submitted.

In favor: Neczesny, Ryan, Ludman, and Laufer.

Opposed: None

The Board discussed moving from in person meetings to virtual meetings through the Zoom platform.

MOTION by Mr. Neczesny second by Mr. Ryan to move to Zoom meetings for the September 9, 2021 meeting and any subsequent meetings thereafter.

In favor: Neczesny, Ryan, Ludman, Laufer and Schiavetti.

Opposed: None

Mr. Irene stated that the meeting will be held via Zoom on September 9, 2021 and interested parties should check the Borough website regarding login information for the meeting. Mr. Irene asked that signs be placed on the doors of Borough Hall on September 9 referring residents and interested parties to the Zoom access information.

Mr. Neczesny opened the meeting to the public.

Mrs. Briel of 94 Linden Drive asked about the garage that borders her rear yard. Mr. Irene directed Mrs. Briel to the Zoning Officer and Construction office.

MOTION by Mr. Neczesny to adjourn that was carried by voice vote. The meeting was adjourned at 7:45 pm.

Respectfully submitted,
Sandi Papa
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.