

**AVON-BY-THE-SEA PLANNING BOARD MEETING MINUTES APRIL 13, 2017**

**A REGULAR MEETING OF THE AVON-BY-THE-SEA PLANNING BOARD** was held on the above date at the Avon Elementary School, Fifth Avenue, Avon, NJ.

**PRESENT :** M. Davey, Vice Chair T. Egan, V. Ernst, M. Kenny, Mayor J. Magrini, S. Mazouat, F. McGovern, S. McLaughlin, J. Oldakowski, J. Ryan, C. Talmage, Board Engineer C. Rooney, Board Attorney M. Kitrick, T&M Engineer R. Savacool .

**ABSENT:** R. Maloney, Commissioner Mahon

Vice Chair Egan opens the meeting at 7 PM, reads the Public Statement in compliance with the Open Public Meetings Law. Egan leads the Pledge of Allegiance to The Flag.

**MOTION** by Egan second by Kenny that the March 9, 2017 meeting be approves as written.

**THE VOTE:**

**AYE:** Egan, Ernst, Kenny, Mazouat

**NO:** 0

**ABSTAIN:** Davey, Mayor Magrini, McGovern, McLaughlin, Oldakowski, Ryan, Talmage

Motion passed

**MOTION** by Egan second by Ryan that the Resolution for Cynthia Landon- 101 Washington Lane be memorialized.

**THE VOTE:**

**AYE:** Egan, Ernst, Kenny, Mazouat, Ryan

**NO:** 0

**ABSTAIN:** Davey, McGovern, McLaughlin, Oldakowski, Talmage

Motion passed.

First application to be heard is for Randy Csik / Trust- 517 Jefferson Avenue. Representing Mr. Csik are Attorney Robert McAnanly, Engineer Jeff Spalt from Dynamic Engineering, Architect Richard Arzberger and Professional Planner Allison Coffin.

Board attorney M.Kitrick swears in all professionals including board engineer Mr. Rooney and T&M Associate ( Mr. Rooney is recused from this application).

Robert Macananly describes the proposed application. Noting that the height has been reclulated to 32'8". They are requesting a Bulk variance. Rear apartment will bedemolished.

Jeffrey Spalt testifies on site dimensions, non conformencies, setback variances, demolision of the existing home and build new.

From the audience Attorney Charles Shaw for Linehan neighbors at 515 Jefferson Avenue. Mr. Shaw questions the available parking in the area.

Architect Richard Arzberger testifies. Mr. Arzberger discusses the design and the Bulk variance. Mr. Arzberger addresses the height variance and the base flood consideration.

Storage area discussed with Egan and Mazuoat.

Mr. Arzberger introduces evidence marked A1- Photo Book of neighboring properties.

Attorney Charles Shaw questions the third floor and its usage.

Planner Allison Coffin testifies as to the positive and negative criteria of the proposal. The removal of the second rear dwelling is a substantial benefit.

Discussion on reducing the first floor from 9' to 8 ½.

T&M engineer Raymond Savacool reviews his letter regarding the proposal dated February 15, 2017.

Mr. Shaw calls Mr.Robert Moore to testify. Mr. Moore is sworn in as a witness. He states that his wife and mother-in-law are owners of the home at 515 Jefferson Avenue. He states that the proposed house will dwarf their existing home.

Mr. Shaw calls as a witness Mr. Marc Leber of East Point Engineering. Mr. Leber is sworn in. He has reviewed the plans. Mr. Leber quotes from the Master Plan page 71. Enters into evidence exhibit O1 & O2 photos of 511 & 515 Jefferson Avenue. He states that the proposed house is inconsistent with the Master Plan.

Mr. Powers testifies that he is willing to remove the shed and reduce height.

Vice Chair Egan asks if Mr. Powers would be interested in coming back with revisions.

Mr. Powers agrees.

Vice Chair Egan announces that the application is carried to May, 11, 2017 meeting with no further notice required.

**MOTION** to carry to the May 11, 2017 meeting by Ryan and second by McLaughlin.

The Vote:

Aye: Davey, Egan, Ernst, Kenny, Mazouat, McGovern, McLaughlin, Oldakowski, Ryan, Talmage

Motion passed.

Next on the agenda is an application by Gloria Zayanskosky / Walsh for a "USE Variance at her property 510 Third Avenue-Block 19 Lot 8.01.

Representing for Ms. Zayanskosky is architect Tom Peterson.

Board attorney Mark Kitrick swears in Ms. Zayanskosky, Mr. Petersen , Thomas Walsh and Charles Rooney Board Engineer.

Ms. Zayanskosky testifies as to her purchase of the home in 1995 and her desire to remain in Avon. She would like to expand the house as her and her husband plan on retiring here.

Mr. Petersen presents exhibits A1- aerial photo, A2- photos of the house, A3 – aerial photo

Mr.Petersen describes project. The proposed second floor including over the garage. There are preexisting nonconformities that need variance approval.

Board Engineer Charles Rooney goes over his Review letter dated February 22, 2017.

No questions from the audience.

Board member Mazouat question's set backs. Inaudible

Comments from the audience.

Mo Hinman of 227 Woodland Avenue is sworn in. Mrs. Hinman states that she is 100% in support of the project

Betty Dreisbach of 221 Woodland Avenue is sworn in and gives support for the project.

Catherine Cox of 521 Ocean Avenue is sworn in. Ms. Cox supports proposal.

Kathleen McAndrew of 511 Third Avenue is sworn in. Mrs. McAndrew supports the proposal.

Comments from the board.

Frank McGovern is concerned about the 34' height proposal. Mr. Petersen addresses the comment and believes that the proposed height will not adversely impact the neighbors.

Vice Chair Egan comments that she feels that this application is one of the few instances where building over the garage could be allowed. She is in favor of the project.

Board member Cal Talmage comments that he does not support the project.

Board member McLaughlin states that she is in agreement with Egan.

**MOTION** by Egan to approve the plans as submitted with the A/C units being addressed, second by Ryan.

Only seven votes.

The vote:

Aye: Davey, Egan, Ernst, Kenny, McLaughlin, Ryan

No: Talmage

Motion is passed.

Minutes were approved at the May 11, 2017 meeting.

**MOTION** by Ryan second by McGovern to approve minutes as written.

The vote:

Aye: Davey, Mazouat, McGovern, Oldakowski, Ryan,

No:

Abstain: Mayor Magrini, Commissioner Mahon

Motion passed.



Sheila Sullivan/ Planning Board Secretary

Avon-By-The-Sea