

AVON-BY-THE-SEA MAY 11, 2017 PLANNING BOARD MINUTES

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, Mayor J. Magrini, Commissioner R. Mahon, S. Mazouat, F. McGovern, J. Oldakowski, J. Ryan, Board Attorney M. Kitrick, Board Engineer C. Rooney and T&M Associates Engineer R. Savacool (for Csik Application).

ABSENT: Vice Chair T. Egan, V. Ernst, M. Kenny, Chair R. Maloney, S. McLaughlin.

John Ryan Chairs. Mr. Ryan opens the meeting at 7PM, reads the Public Statement in compliance with the Open Public Meetings Law. Mr. Ryans leads the Pledge of Allegiance to the Flag.

MOTION by Ryan second by McGovern to approve the April 13, 2017 Meeting Minutes as written.

THE VOTE:

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

ABSTAIN: Mayor Magrini, Commissioner Mahon

NO: 0

MOTION passed.

The first on the agenda is carried application for Randy & Lori Csik 517 Jefferson Avenue, Avon. Block 43.01 Lot 7.

Attorney Robert MC Ananly represents the Csik Family Trust. Mr. McAnanly recaps the last meeting and proposal. The applicant has since eliminated the "D" variance need by reducing the height. Addresses the on street parking. Maximum building coverage has been reduced by removal of existing shed thus the coverage variance is no longer required.

Engineer Kyle Kavinski is sworn in by Board Attorney M. Kitrick.

Mr. Kavinski testifies to the changes in the application proposal.

Question from the audience. Attorney Charles Shaw representing opposition to the application. Mr. Shaw states that there is inadequate parking available.

Architect Richard Berger for the applicant testifies to the new reduction in height to 31' 10".

Mr. Charles Shaw questions if the second floor has three bedrooms. Mr. Berger answers yes.

Discussion between Mr. Shaw and Mr. Berger concerning bedrooms, open attic and flex room.

Professional Planner Allison Coffin testifies for the defendant Ms. Coffin references the Borough "MASTER PLAN". Homes need to be constructed to get them out of harms way. Uses Super Storm "SANDY" as example. Ms. Coffin states that the positives far outweigh the negatives with the revisions proposed.

No questions from the audience.

Mr. Csik testifies to the revisions.

Mr. Shaw calls neighbor Robert Moore of 517 Jefferson Avenue. Mr. Moore states that the new home is too large and the parking availability is inadequate.

Mr. McAnanly addresses the board and he states that the application is REASONABLE.

Board member Talmage states that he is not in favor of the application.

Board member Ryan would like to see two off street parking spots created.

Board member McGovern speaks in favor of the application. Mayor Magrini agrees with McGovern and supports the application.

Board member Mazouat states that with the reduction of density he supports the proposal.

Board members Oldakowski and Davey also voice support.

MOTION by McGovern to approve application with revisions second by Davey.

The vote:

AYE: Davey, Mayor Magrini, Mazouat, McGovern, Oldakowski

NO: Ryan, Talmage

Motion to approve is passed.

Next on the agenda is a new application for Laure and Karl Uphoff – 406 Washington Avenue, Block 44 Lot 18.

The proposal is for installation of a 12x26 inground fiberglass pool with concrete walkway to surround. They application requests a variance for coverage. Existing coverage is 48% with a rear dwelling included. The proposed coverage is 54.3%.

The Uphoffs are sworn in.

Mr. Uphoff enters Exhibit A1 – a written response to Board Engineer Charles Rooney's review letter dated April 4, 2017.

Mr. Uphoff states that they have no intention of renting the rear property and it will be used for company only. They have restored both properties and added many enhancements.

No questions from the audience.

Mayor Magrini questions Mr. Uphoff as to the interior of the rear property. Mr. Uphoff replies that they had removed a first floor bathroom and kitchen. The second floor has two bedrooms, kitchen and bathroom.

Discussion follows as to reduction in coverage with Mr. Uphoff and Mr. Ryan. Mr. Uphoff offers the removal of the area of concrete that is on the side of the rear property therefor reducing coverage. Mr. Uphoff enters into exhibit A2-site plan showing removal of concrete walkways to be replace with gravel or grass. Mr. Rooney states that gravel would be considered impervious. This removal would result in coverage reduction by 124sq ft . bringing the total to 52.9%

Commissioner Mahon comments that a pool is different than an addition, that the property is well kept. Ryan agrees with the commissioner.

Board member Mazouat states that although the property is well kept however it would be detrimental to the Borough's zoning ordinance to allow the overage in cover.

From the audience Pat Musanti of 404 Washington Avenue is sworn in. Ms. Musanti a neighbor of the Uphoffs supports the proposed application.

Mayor Magrini finds the proposal acceptable if they would be willing to eliminate some impervious coverage.

MOTION by Mahon to approve the application as submitted second by Ryan.

THE VOTE:

AYE: Davey, Mayor Magrini, Commissioner Mahon, Oldakowski, Ryan

No: Mazouat, McGovern, Talmage

ABSTAIN: 0

MOTION passed.

Minutes approved at the June 8, 2017 Planning Board Meeting.

MOTION by Frank McGovern second by Commissioner Robert Mahon to approve May 11, 2017 minutes.

THE VOTE:

AYE: Davey, Mayor J. Magrini, Commissioner R. Mahon, S. Mazouat, F. McGovern, J. Oldakowski, C. Talmage

NO: 0

ABSTAIN: T. Egan, V. Ernst, M. Kenny, R. Maloney, S. McLaughlin,

MOTION PASSED

A handwritten signature in black ink, appearing to read 'Sheila Sullivan', written in a cursive style.

SHEILA SULLIVAN / PLANNING BOARD SECRETARY