AVON BY THE SEA PLANNING BOARD MEETING MAY 12, 2016

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 07717.

PRESENT: M. Davey, Vice Chair T. Egan, M. Kenny, Mayor J. Magrini, Commissioner R. Mahon, S. Mazouat, S, McLaughlin, J. Oldakowski, J. Ryan, Board Engineeer C. Rooney, Board Attorney M. Kitrick.

ABSENT: V. Ernst, Chair R. Maloney, F. McGovern, C. Talmage

Teresa Egan chairs meeting.

MOTION by Ryan seconded by McLaughlin that the minutes of the April 14, 2016 meeting be approved as written.

The vote:

Aye: Davey, Egan, Kenny, Magrini, Mahon, Mazouat, Mclaughlin, Oldakowski, Ryan

Absent: Ernst, Maloney, McGovern, Talmage

No: 0

Motion passed.

MOTION by Egan seconded by Davey to approve the Resolution for Reiter 32 Lincoln Avenue, new detached garage application with provisions.

The vote:

Aye: Davey , Egan, Kenny, Mazouat, McLaughlin, Oldakowski, Ryan

No: 0

Absent: Ernst, Maloney, McGovern, Talmage

Motion passed.

MOTION by Ryan seconded by McLaughlin to approve Resolution regarding Planning Board procedures.

The Vote:

Aye: Davey, Egan, Kenny, Magrini, Mahon, Mazouat, McLaughlin, Oldakowski, Ryan

No: 0

Absent: Ernst, Maloney, McGovern, Talmage

Motion passed.

MOTION by Egan seconded by Oldakowski to approve the Resolution for Beissel new single family residence at 116 Fourth Avenue.

The vote:

Aye: Davey, Egan, Kenny, McLaughlin, Oldakowski

No: 0

Recuse: Ryan

Absent: Ernst, Maloney, McGovern, Talmage

Motion passed.

Next on the agenda is a new application. Applicant Karen Welch 108 Washington Avenue, Block 51, Lot 9.01 proposes to build a new house as Ms. Welch's property was substantially damaged by Super Storm Sandy. Applicant is seeking USE variances and BULK Variances.

Attorney Kitrick swears in Ms. Welch, husband Robert Quirk, attorney Gregory Vella and board engineer Rooney.

Mr. Vella addresses the board as to the clients proposal and variances needed. Describes the property as having a preexisting garage apartment where the couple have lived since the storm.

Mr. Vella enters into evidence exhibits:
A1-Site Plan one sheet revised date 4/6/16

A2- Architectural Plans 4 sheets prepared by Dominic Macaluso, Architect, LLC revised date 1/18/2016

Mr. Quirk addresses the board and gives brief description of the property pre Sandy, rear property was preexisting and always used as a rental. They purchased property in 1998.

Mr. Vella reviews exhibits with Mr. Quirk. Mr. Quirk notes the need to raise the proposed house height to comply with Flood Zone requirements to keep them above future flooding damage. He states that four houses in their vicinity have been raised. Foot print of proposed house will be smaller. Mr. Quirk feels that the proposed new house will fit in well with the neighborhood.

Mr. Vella and Mr. Quirk go over Board engineer Rooney review letter dated 3/9/2016 and address comments.

Egan asks for any question's or comments from the public. There are none.

Question's from the board.

Egan asks Mr. Quirk if they are staying on the exact same footprint and if the foundation will be concrete. Mr. Quirk replies that the proposed footprint will be less and the foundation will be concrete. Mr. Vella enter Exhibit A3- Survey dated 2013.

Karen Welch addresses the board to clarify the design of the proposed house to accommodate an elevator. The proposed home will be a reverse living house. Ms. Welch describes the positioning of the A/C units and generator as being positioned indented into the house.

Kenny asks if garage will be used for storage. Ms. Welch answers that they use the garage for parking.

Rooney comments that the walkway represented on the plans needs to be cleaner for construction official and impervious %.

Ms. Welch

Egan comments that she has no issue with the application and is in approval.

Mr. Ryan agrees with Egan

Motion by Egan to approve application with contingencies agreed upon. Motion seconded by Ryan.

The vote:

Aye: Davey, Egan, Kenny, Mazouat, McLaughlin, Oldakowski, Ryan

No: 0

Absent: Ernst, Maloney, McGovern, Talmage

Motion passed.

Next on the agenda is a new application by Bridget and Howard Beissel seeking "USE" and "BULK" variances to build a new single family home at 116 Fourth Avenue, Block 48.01, Lot 4.

Vice Chair Egan will sit as Chair.

Board member Mazouat is recused.

Board attorney Kitrick swears in Mr. & Mrs. Beissel, Rooney and architect T. Peterson.

Mr. Beissel states that they have been looking to move to Avon for some time. He describes the house at 116 Fourth Avenue as being in very poor shape. The house is on a non-conforming size lot. They feel that the best case scenario is to demo and start fresh. They plan to conform with the neighboring homes.

Tom Peterson introduces exhibits A1- Aerial of neighborhood, A2- A3 street level photos and A4- FEMA Base Flood Elevation Certificate. Mr. Peterson describes the plan to remove existing house and foundation as they are in very bad shape. There is a one story garage that will remain. Mr. Peterson goes over the variances required. The height of 32' is required to comply with FEMA regulations as the house is in the 100 Year flood area and triggers the first floor elevation. Mr. Peterson states that the plans will reduce impervious coverage by installing tire strips and remove concrete. Mr. Peterson describes the house as a modest proposal. He goes over floor plans and porches.

Board Engineer Rooney goes over his Review Letter of March 28, 2016.

Egan asks for question's from the public. Mr. Tom Hall of 118 Fourth Avenue (Mrs. Beissel's brother) speaks in favor of the proposal.

Comments from the board.

Egan, McLaughlin comment that they have no issue with the height but would like to see the impervious come down. Peterson addresses this issue by stating that using tire strips and remove some concrete.

Egan motions to approve the application with the contingencies. Motion is seconded by Ryan.

The vote:

Aye: Davey, Egan, Kenny, McLaughlin

No: 0

Absent: Ernst, Maloney, McGovern, Talmage.

Motion is passed.

Minutes approved at the June 9, 2016 Planning Board Meeting

Motion by Egan seconded by Oldakowski to approve Minutes as written.

The vote:

Aye: Davey, Egan, Kenny, Magrini, Mahon, Oldakowski, Ryan

No: 0

Abstain: Ernst, Maloney, McGovern

Sheila Sullivan/ Planning Board Secretary