

AVON- BY- THE- SEA PLANNING BOARD - AUGUST 10, 2017 MEETING 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, Vice Chair T. Egan, M. Kenny, Chair R. Maloney (late), S. Mazoust, F. McGovern, S. McLaughlin, J. Ryan, Board Engineer C. Rooney, Board Attorney M. Kitrick

ABSENT: V. Ernst, Mayor, J. Magrini, Commissioner R. Mahon, J. Oldakowski

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

MOTION by McGovern second by McLaughlin to approve the June 8, 2017 Minutes as written.

THE VOTE:

AYE: Davey, Egan, Kenny, Mazouat, McGovern, McLaughlin, Ryan

NO: 0

Abstain : 0

MOTION passed.

There is one application on the agenda this evening.

Mr. Kitrick swears in applicants Annette & Michael Lanzafama, engineer Michael Cannon, James Albertus and Board Engineer C. Rooney.

Annette Lanzafama testifies that they purchased the house with a garage apartment at 415 Norwood Avenue in . They back is a rental year round. The front house is functionally obsolete, unsound and antiquated. They propose to demolish and build a new permanent residence. Mr. Lanzafama states that the new building will blend in the surrounding neighborhood.

No questions from the public.

Engineer Michael Cannon testifies as to the proposed development and existing property. Mr. Cannon describes variance required as the property is an existing nonconforming use. Building coverage also addressed.

Mr. Cannon refers to engineer Rooney's review letter.

Discussion follows on items in review letter. Mr. Rooney question's Mr. Cannon as to comments. 1.1, 1.2, 1.3. Mr. Rooney asks that revised plans be submitted with all changes agreed to.

Sunroom clarification addressed by Mr. Alburtus.

Board questions.

Discussion Mr. Ryan, Egan, Mazouat, Rooney concerning third floor and the borough code definition thereof.

Questions from the public.

Marie Watonowski of 413 Norwood Avenue states that she finds the proposal as positive.

Comments from the board.

Vice Chair Egan would like to see the sunroom removed and a smaller house.

Board Members Kenny and Mazouat are in agreement.

Applicant's engineer M. Cannon and builder Alburtus address the boards concerns. They will reduce the depth of the sunroom. They will remove yard sidewalk taking out 20sq ft of walkway. They will reduce driveway width. Agree all revisions will be on the resubmitted plans.

MOTION by Egan to approval application with all changes discussed seconded by Ryan b.

THE VOTE:

AYE: Davey, Egan, Kenny, Mazouat, McGovern, McLaughlin, Ryan,

NO: 0

ABSTAIN: 0

MOTION passed.

Minutes approved at the September 14, 2017 meeting.

MOTION by Vice Chair T. Egan second by S. McLaughlin to approve August 10, 2017 minutes as written.

THE VOTE:

AYE: Egan, Kenny, McGovern, McLaughlin, Ryan

NO: 0

ABSTAIN: Ernst, Mayor Magrini, Talmage

MOTION PASSED.

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

Sheila Sullivan / Planning Board Secretary