

AVON-BY-THE-SEA PLANNING BOARD MEETING MINUTES SEPTEMBER 8, 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, V. Ernst, M. Kenny, Commissioner R. Mahon, Chair R. Maloney, S. Mazouat, F. McGovern, J. Ryan, C. Talmage, Board Engineer C. Rooney, Board Attorney M. Kitrick, Engineer Robert Mullin from T&M Associates (sitting for Rooney on Feeney application).

ABSENT : Egan, Mayor Magrini

Chair Richard Maloney opens the meeting at 7PM, he reads the public statement in compliance with the Open Public Meetings Law and leads the Pledge of Allegiance to the Flag.

MOTION by Ryan seconded by Maloney to approve the Minutes from the August 11, 2016 meeting.

The vote:

Aye: Kenny, Maloney, Mazouat, McGovern, Ryan, Talmage

Abstain: Davey, Ernst, Mahon

No: 0

Motion passed.

MOTION by Maloney seconded by McGovern to memorialize the Resolution for Patricia Elmiger 415 Woodland Avenue Avon, NJ. Application heard at the August 11, 2016 meeting.

The vote:

Aye: Kenny, Maloney, Mazouat, McGovern, Ryan, Talmage

Abstain: Davey, Ernst

No: 0

Attorney Kitrick states that the Amato application has been adjourned until October 13, 2016.

MOTION by Maloney to adjourn Amato, Aye all.

First new application to be heard is Mr. Timothy Feeney of 30 Poole Avenue Block 43.02 Lot 8.

Kitrick swears in Mr. Feeney, Attorney Fernicola, builder Lance Stillwagon, engineer for applicant Daniel Caruso, board engineer Robert Mullin

Maloney introduces new application. Mr. Timothy- Feeney 30 Poole Avenue. Attorney Robert Fernicola appears on behalf of Mr. Feeney.

Mr. Fernicola describes the application as not requiring a variance for building coverage. The only variance they are seeking is for building height. They propose to have house be 2' over the allowed height. They propose to install an elevator.

Mr. Feeney testifies to the fact that he sustained injuries to his left ankle while in the service. He is a disabled veteran. Mr. Feeney states that negotiating steps has become increasingly difficult. He states that he will need an elevator.

Mr. Fernicola calls Mr. Caruso to testify. Entered into evidence **A1 – PLOT PLAN**. Mr. Caruso describes existing and proposed building coverage. Entered into evidence **A2 – Survey of existing conditions of the property, dated 8/22/2013**. Mr. Caruso states that the garage will be eliminated. Propose to have garage under the building. Setback improvements sited and storm water runoff addressed.

No questions from the public or board.

Builder Lance Stillwagon testifies. Entered into evidence **A3 – Plans for modular home date 10/6/2015**. ADA requirements are addressed. Attic will be used for storage only. Mr. Stillwagon the need to be above base flood by 2' to meet insurance requirements. The roof is pitched as low as it could be. Page 2.3 shows the Smart Vents which are necessary to allow water to drain out in case of flood. Mr. Mullin and Mr. Stillwagon discuss the crawl space insulation. The crawl space will be block wall with vents.

Board member Kenny asks about A/C units and generator placement. Mr. Stillwater states that haven't chose the placement yet. Placement is discussed. Mr. Stillwater states that the A/C units can be placed on back decks. Mr. Maloney suggests that they could put the A/C on 4x4 pads as they have will not go over the impervious. Engineer Caruso states that they will revise and place the A/C units on elevated platform and show on revised plans.

Questions from the public? No Board ? No

Engineer Mullin goes over his review letter. Caruso addresses comments 1.3, 1.5 and 2.1 with Mr. Mullin.

Mr. Fernicola summation.

Comments from the public?

Lynn Belletier 24 Poole Avenue is sworn in. Lynn Belletier states that she is in absolute favor of the application.

Board member Ryan speaks in favor of the application. Member Ernst agrees with Mr. Ryan. Chair Maloney agrees and adds on the that any new impervious be shown on the revisions

Motion by Ernst to approval application seconded by Ryan.

The vote:

Aye: Davey, Ernst Kenny, Maloney, McGovern, Ryan, Talmage

Abstain:

No: 0

MOTION is passed.

Second application before the board is Susan & William Tomljanovic – 216 Washington Avenue Block 49 Lot 12.

Board Engineer C. Rooney hears this application.

The applicants propose to demolish the main house and build new single family residence. They also propose to keep the existing nonconforming garage with second floor apartment.

The applicants are seeking two variances – USE variance to keep the existing garage and a variance for 1' height of new house - 36' one foot over allowable.

Mr. Kitrick swears in Architect Tom Petersen, Susan Tomljanovic and William Tomljanovic.

Susan Tomljanovic states that they hope to make 216 Washington Avenue their permanent home. It has been their summer residence since 2003. It needs to be rebuilt in reference to "SANDY" and new flood elevations and regulations.

Architect Tom Petersen inaudible.

Tom Petersen puts into evidence **A1**- front yard setbacks on block, **A2** – packet of aerial photo, FEMA Flood Hazard Data and 2 photos of existing house.

Mr. Petersen describes the proposed application. The property is in a flood zone, this triggers the height variance requested. They are requesting to build to 36'. They plan on installing flood vents. Mr. Petersen believes that this is a reasonable application. By rebuilding the main house they would make the side yard setbacks compliant. House will be typical seashore style.

Mr. Maloney and Mr. Petersen discuss the height details. The possibility to reduce floor heights. Mr. Petersen believes that this is a minimal height request. The roof as proposed will be more aesthetically pleasing.

Questions from the Board?

Questions from the public?

Pat O'Reilly 230 Washington Avenue is sworn in. Mr. O'Reilly question's the front yard setback. Mr. Petersen replies that the proposal is 3" behind the average on the block. Mr. O'Reilly asks if the proposed front porch is compliant.

Engineer C. Rooney goes over his Review Letter dated April 18, 2016.

Mr. Rooney references comments 1.1, 1.2, 1.3, 1.4 -1.5 references the driveway on the west side. The applicant agrees to shave 3' off driveway. Discussion follows regarding existing shower and A/C unit which is situated behind shower and elevated. Mr. Rooney suggest that the board would consider shaving 2' instead of 3' to allow more room by driveway. Mr. Maloney is in agreement. Mr. Rooney further refers to comments 2.1, 2.2, 2.3,2.4, 2.5 - Mr. Rooney asks for detail on proposed patio on revisions. They will need variances for proposed height, 6" side yard setback for stoop and 1' driveway variance and the USE variance for the rear building.

Questions or comments from the board ?

Questions or comments from the public?

Louise Stiloski of 221 Lincoln is sworn in. Mrs. Stiloski questions the driveway coverage. Mr. Rooney states that the area is calculated in the proposal.

Inaudable.

Mr. Maloney states that the application is reasonable and he is in favor of approval with conditions that Mr. Rooney has listed.

Mr. Ryan agrees with Maloney.

MOTION by Maloney to approve application seconded by Ryan, conditional on all agreed variances.

The vote:

Aye: Davey, Ernst, Kenny, Maloney, McGovern, Ryan, Talmage

No: 0

Abstain: 0

MOTION passed.

Minutes approved at the October 13, 2016 meeting.

MOTION by Ryan seconded by Commissioner Mahon that the Minutes be approved as written.

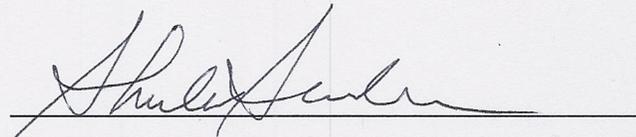
The vote:

Aye: Davey, Ernst, Kenny, Mahon, Maloney, Mazouat, McGovern, Ryan, Talmage

Abstain: McLaughlin

No: 0

Absent: Egan, Mayor Magrini, Oldakowski

A handwritten signature in black ink, appearing to read 'Sheila Sullivan', written over a horizontal line.

Sheila Sullivan / Planning Board Secretary