AVON-BY-THE-SEA PLANNING BOARD MEETING MINUTES OCTOBER 13, 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

PRESENT : M. Davey, V. Ernst, M. Kenny, Commissioner R. Mahon, Chair R. Maloney, S. Mazouat, F. McGovern, S. McLaughlin, J. Ryan, C, Talmage, Board Engineer C. Rooney, Board Attorney M. Kitrick

ABSENT : Vice Chair T. Egan, Mayor J. Magrini, J, Oldakowski

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 Mahon to approve the Minutes of the October 13, 2016 meeting.

The vote:

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

Abstain: McLaughlin

No: 0

Motion to approve minutes is passed.

MOTION by Maloney seconded by Talmage to memorilaze Resolution for Feeney- (30 Poole Avenue) resolution.

The vote:

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

Abstain: McLaughlin

No : 0

Motion passed.

MOTION by Maloney seconded by McGovern to memorialize the Resolution for Tomljanovic – (216 Washington Avenue).

The vote:

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

Abstain: McLaughlin

No : 0

Motion is passed.

Chairman Maloney states that the Amato amended application will not be heard this evening and motions that the application be carried to the November 10, 2016 meeting with no further notice. Board member Ryan seconds the motion.

The vote:

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

Abstain: Davey

No: 0

Motion to carry Amato amended application is passed.

Next on the agenda is an application to revise previously approved plans for Kathleen & Edward McAndrew – 511 Third Avenue. The McAndrews are represented by Attorney Dennis Barret and Architect David Feldman. Board Attorney Kitrick swears Board Engineer Rooney, Mr. Feldman and Mr. Barrett them in.

Mr. Barret testifies that the application that was approved at the September 8, 2016 meeting. He further states that there was a mistake in the plans. In the course of construction it became apparent that an error in the measurement of the porch (undersized by 33") . They are back for an additional 3' of extension to the north as this extension reflects an extension to the front yard setback.

Mr. Feldman testifies that the additional building coverage is within the limit granted by the board, 38.7. The second floor addition of the building needs to be increased by 3' to align with the porch below.

Discussion with Maloney and Kitrick regarding foot print of building and building coverage.

No questions from the board or public.

Commissioner Mahon states that the revision is logical solution.

Motion by Mahon seconded by Ryan that the application for revisions be approved.

The vote:

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

No: 0

Motion is passed.

Next on the agenda is a new application for Quish family, 207 Woodland Avenue. Attorney Dennis Barrett Esq. represents the Quish family.

Board attorney Mark Kitrick swears in Mr. Dennis Quish, architect Charles Maillet.

Mr. Barrett addresses the board and briefly describes the proposed and existing conditions of the property. Two family in front and cottage in back. They are willing to convert the front house to one family.

Mr. Barrett calls Mr. Dennis Quish. The family has owned the property for 70 years. It is their proposal to remove the rear seasonal cottage and build a new two story year round residence. He describes the current conditions of the cottage. There is a front house that he describes as two family. Mr. Dennis Quish describes that he and his family will reside in the new rear residence as to be near his parents who are aging. He describes the current and proposed side yard setbacks. They have a car port that they would like to keep. They propose to remove either some or all of the the area covered in macadam. Proposed height is 30'.

Board chair Maloney discusses with Mr. Quish the front house in terms of it being described as two family. The family will waive the second floor unit and revert to one family.

Board member Kenny states that the Property Record card which describes that the property is taxed for only 2 units not 3. Ms. Kenny also states that through research she discovered that there are no Certificates of Occupancy on record for any units.

There are no interior doors separating the first floor from the second. Mr. Maloney states that there is basically no proof that the property in front is a two family.

No questions from the public at this time.

Mr. Barrett calls Architect Charles Maillet to testify. Mr. Maillet addresses impervious coverage, set backs current and proposed. Mr. Maillet describes the proposed first & second floor layout for the new cottage.

Mr. Maloney states that the proposed height is beyond what is allowed. Discussion with Mr. Maillet concerning parking. Mr. Maloney states that the proposed height and changing to year round use is a major issue.

Board member Kenny agrees with Maloney that there is no benefit to our Master Plan to approve this application. Mr. Quish states that he is open to any Board suggestions.

Chair Maloney states that he does not see how the board could justify this proposal.

Board engineer Charles Rooney goes over his review letter dated August 17, 2016.

Maloney asks for questions or comments from the public. There are none.

Back to the applicant. Mr. Quish states that will pull the application now. Mr. Kitrick states that the applicant should take time to give it more thought. Barrett states that they will withdraw application. A new application will be needed. To appear in front of board again.

MOTION by McLaughlin second by Ryan to adjourn.

Aye: All

Minutes approved at the November 10, 2016 meeting.

MOTION by J. Ryan second by s. McLaughlin to approve minutes as written.

The vote:

Aye: Ernst, Maloney, Mazouat, McGovern, McLaughlin, Ryan, Talmage

Abstain: Egan, Oldakowski

No: 0

Sheila Sullivan / Planning Board Secretary