AVON-BY-THE-SEA PLANNING BOARD MEETING MINUTES FEBRUARY 11, 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: Vice Chair T. Egan, M. Kenny, Commissioner R. Mahon, F. McGovern, S. McLaughlin, J. Oldakowski, J. Ryan, C. Talmage, Board Engineer C. Rooney, Board Attorney M. Kitrick

ABSENT: M. Davey, V. Ernst, Mayor J. Magrini, Chair R. Maloney, S. Mazouat,

Vice Chair T. Egan opens the meeting in compliance with the Public Open Meeting Law and leads the Pledge of Allegiance to the Flag at 7PM.

Motion by Egan second by Ryan to approve the Minutes from the January 14, 2016.

The vote:

Aye: Egan, Kenny, Mahon, McGovern, McLaughlin, Ryan

Abstain: Oldakowski

Absent: Davey, Ernst, Magrini, Maloney,Mazouat

Motion passed

Attorney M. Kitrick states that the Ruanne application will be carried to the April 14, 2016 meeting with no further notices.

First on the agenda is a new application by Chris & Patricia Powers of 617 Second Avenue, Avon.

Attorney Kitrick swears in Architect Richard Alderiso, 1 Hillside Terrace, Ocean, NJ 07712 and Mr. Chris Powers the applicant. Mr. Alderiso states his credentials and is accepted as a witness.

Architect Alderiso introduces the application. He states that the Powers are looking to make improvements to existing dwelling located at 617 Second Avenue. They are not proposing to demolish but intend on adding a second floor, outdoor shower and site improvements. Mr. Alderiso addressing lot size the increase in height and proposal to widen and open the porch. Mr. Alderiso enters into evidence A1 – Existing and proposed Site Plan, A2- Proposed floor plans & roof plan and A4- Proposed Elevations. The applicants are seeking three (3) variances, those being building coverage increase, existing rear yard setback and side yard setbacks.

Mr.Powers testifies that it is their wish to live in Avon and hopefully at some point full time. Describes the proposed exterior work. Board member Ryan asks if Mr. Powers believes that the foundation will hold renovations. Mr. Powers believes so. Brief discussion with Vice Chair Egan and Mr. Powers concerning the foundation. Mr. Powers plan to add extra footings and shore up the foundation if need be. He has no plans to demolish the house.

Engineer Rooney discusses with Mr. Powers the rear yard extension and plans for outdoor shower on side of house where there is an existing steps and door.

Mr. Powers answers Board member Talmages question on the placement of the A/C units. Mr. Powers states that the condenser will be outside and the air handler in the attic.

No questions from the audience or board at this time.

Mr. Rooney goes over his review letter and the comments.

Mr. Mark Zitani of 615 Second Avenue is sworn in. Mr. Zitani voices his concerns about the outdoor shower and the shared walkway. He believes the walkway will become very tight. Discussion about the shower access and walkway as it will affect the Mr. Zitani's access to his rear yard and side yard.

Mr. Powers states that he would be agreeable to taking the shower off the plan. Mr. Zitani states that taking the shower out and leaving side pavers in that is something he can work with.

Board member McGovern asks if the rear bump out (where furnace is kept) could be removed. Mr. Powers states that he is willing to take it out.

Vice Chair Egan addresses Mr. Powers that if he finds that the house must be razed he will have to come back in front of the board. Mr. Powers states that he understands that condition.

Egan states that she would be in favor of approval with the stipulations being the removal of walkway, take out bump out and have front walkway going straight to the street, no outdoor shower and keeping the side door with steps being repaired.

Comment from the audience. Marie Kenny 207 Norwood Avenue is sworn in. Ms. Kenny states that her side yard property shares a property line with the Powers rear. Is there anywhere else they could put the A/C condenser? Rooney suggests that one unit could be placed adjacent to front porch and hidden with landscaping. Mr. Powers and architect discuss this suggestion and agree with Rooney.

Vice Chair Egan makes a motion that the application be approved with the stipulations stated. Stipulations listed by Engineer Rooney for clarification. The motion is seconded by Commissioner Mahon.

The vote:

Aye: Egan, Mahon, McGovern, McLaughlin, Oldakowski, Ryan, Talmage

No: 0

Recuse: Kenny

Absent: Davey, Ernst, Mayor Magrini, Chairman Maloney, Mazouat

Motion to approve application is passed.

Engineer Rooney addresses the board members concerning the Ruane application. He has been in discussion with the applicant's engineer and architect with new ideas concerning the garage apartment. They are looking for some feedback from the board if they reduced the dimensions of the apartment. Another plan would be to build new garage apartment. Discussion follows.

Mr. Rooney brings to the board's attention the property at 204 Roosevelt Avenue. This request has been forwarded to Rooney by Rich Connors the Zoning Official. The homeowners want to landscape the entire property with stone. Mr. Rooney states that our Land Development Ordinance as being unclear on this topic. Discussion among the board. The board is not favorable towards the scope of the coverage.

Motion to adjourn by Egan seconded by McGovern.

Aye: All

Motion to approve minutes as written by McLaughlin seconded by McGovern. At the March 10, 2016 meeting.

The vote:

Aye: Kenny, McGovern, McLaughlin, Ryan, Talmage

No: 0

Abstain: Mazouat

Absent: Davey, Egan, Ernst, Mayor Magrini, Commissioner Mahon, Oldakowski

Motion to approve minutes is passed.

Sheila Sullivan / Planning Board Secretary