

Minutes of the Avon planning Board—January 14, 2010

The caucus meeting was opened at 6:15 PM in the Conference Room of the Municipal Building.

Attendance:

Present-Davey, Egan, Ernst, Kenny, Mahon, Maloney, McLaughlin, Placitella, Ryan, Talmage,
Absent- McGovern, O'Malley

The following nominations were put forward and approved.

Motion by Placitella, second by Ryan, that Richard Maloney be the chairperson for the Avon Planning Board for the year 2010.

Vote on the motion

Yes: Davey, Egan, Ernst, Kenny, Mahon, McLaughlin, Placitella, Ryan, Talmage,

No: None

Abstained : Maloney

Motion by Maloney, second by Ryan, that Teresa Egan be the vice-chairperson for the Avon Planning Board for the year 2010.

Vote on the motion.

Yes: Davey, Egan, Ernst, Kenny, Mahon, McLaughlin, Placitella, Ryan, Talmage, Maloney

No: None

Motion by Ryan, second by Ernst, that Mike Rubino be the Attorney for the Avon Planning Board for the year 2010.

Vote on the motion.

Yes: Davey, Egan, Ernst, Kenny, Mahon, McLaughlin, Placitella, Ryan, Talmage, Maloney

No: None

Motion by Ernst, second by Egan that Charles Rooney be the Engineer for the Avon Planning Board for the year 2010.

Vote on the motion.

Yes: Davey, Egan, Ernst, Kenny, Mahon, McLaughlin, Placitella, Ryan, Talmage, Maloney

No: None

Motion by Ryan, second by Mahon, that Clifford Brautigam be the Secretary for the Avon Planning Board for the year 2010.

Vote on the motion.

Yes: Davey, Egan, Ernst, Kenny, Mahon, McLaughlin, Placitella, Ryan, Talmage, Maloney

No: None

Motion by Maloney, second by Egan, that in the year 2010 the Avon Planning Board will meet on the second Thursday of each month except in April when they will meet on the third Thursday. The Caucus meeting will start at 6:15 PM in the Conference Room of the Avon Municipal Building, and the regular meeting will start at 7 PM in the main meeting room of the Avon Municipal Building.

The dates for the 2010 Planning Board meetings are:

January 14

Feb. 11

March 11

April 15 (Third Thursday of the month)

May 13

June 10

July 8

August 12

Sept. 9

Oct 14

Nov 11

Dec 9

Vote on the motion.

Yes: Davey, Egan, Ernst, Kenny, Mahon, McLaughlin, Placitella, Ryan, Talmage, Maloney

No: None

Motion by Davey, second by McLaughlin, that the Coast Star or the Asbury Park Press will be the official newspaper for advertising for the Avon Planning Board for the year 2010.

Vote on the motion.

Yes: Davey, Egan, Ernst, Kenny, Mahon, McLaughlin, Placitella, Ryan, Talmage, Maloney

No: None

The regular meeting started at 7PM in the main meeting room of the Avon Municipal Building

Attendance:

Present-Davey, Egan, Ernst, Kenny, Mahon, Maloney, McLaughlin, Placitella, Ryan, Talmage,
Absent- McGovern, O'Malley

The first order of business was approval of the Hall resolution from the December 2009 meeting.

Chairman Maloney reviewed and summarized the resolution and indicated the following:

1. The lot is 4000 square feet, has a lot width of 40 feet, a sideline of 4.1 feet, and since all currently exist they will be allowed to continue.
2. The applicant will reduce the lot coverage to 38.3% from the requested lot coverage of 39.8%.
3. Mr. Hall will be allowed to continue the roofline at 32 feet since this will be in line with other existing residences in this area.
4. The average front set back on McKinley place is 15.11 feet, and since the applicant's lot is exceptionally narrow the board will grant a variance for the existing front set back of 11.9 feet.
5. The distance between the applicant's house and garage currently does create a violation. The applicant has agreed to reduce the proposed addition to allow a distance of 24 feet between the garage and the addition. The board will grant this variance. .
6. The applicant has agreed to revise the plans to show coverage's and setbacks consistent with this resolution and the report issued on September 18, 2009 by Engineer Rooney.

Motion to adopt the Resolution for Thomas and Susan Hall was made by Davey with a second by Ernst.

Vote on this resolution.

Yes- Davey, Ernst, Kenny, McLaughlin, Placitella, Ryan, Maloney

No- Egan, Talmage

Abstained-None

Hearing for Mr. & Ms. William Tomljanovic of 216 Washington Ave. Block 49, Lot 12.

Attorney Rubino swore in Mr. and Ms. Tomljanovic and Architect Tom Petersen to provide testimony.

Mr. Tomljanovic made a brief presentation stating he was requesting permission to replace an existing garage apartment with a new garage apartment. He indicated, one main reason for replacing this garage

apartment was that when reviewing the possibility of working with the existing building it became obvious it would be better to replace the entire structure. He continued that the current building is not attractive, is not functional, needs repairs, and needs updating. Replacing it with a new building will allow for a more attractive building, one that is up to current standards, and as he suggested, the new building will be an improvement to the neighborhood.

Architect, Tom Petersen testified that the Tomljanovic lot is a conforming lot of 7000 sq. feet and on this lot is a house and a garage apartment. The existing apartment is a structure that was built, added on to in steps, and as such, has some non-conforming features to it.

The new structure will set back off the lane, be slightly smaller in size, and will do away with the current set back violations. The lot coverage will be reduced from 33.3% to 32.5 %. Architect Petersen stated the impervious coverage will increase from 39.8 % to 43.2 % and this is under the 50 % required by the ordinance. The height will be 24.6 feet and this is under what is allowed. The new garage apartment will have two small bedrooms and is laid out differently to make a more efficient use of the space.

Architect Petersen stated that some of the positive reasons for approving this application is it will do away with some of the existing violations, will add a parking space to the property so it will have three parking spaces, will be a more esthetically pleasing building, and will provide an updated building meeting that meets the present standards and codes.

In answer to questions, Mr. Petersen indicated he would provide three signed and sealed copies to Engineer Rooney and to the Planning Board Secretary. That after construction the property will have three parking spaces as compared to the two it currently has.

When the meeting was opened to the public Gary Smith of 202 Washington Ave spoke in favor of this application being approved.

Board member Egan commented on the height of the new building as it increased the height over what currently exist. Mr. Petersen answered that this is true, but it will provide a much more attractive looking building to the area. Mr. Maloney did make mention that the ordinance does allow for 26 feet in height.

A motion was made by Ryan with a second by Davey to approve the application as presented.

Vote on the motion

Yes- Davey, Ernst, Kenny, Mahon, Maloney, McLaughlin, Placitella, Ryan.

No – Egan, Talmage

The motion is approved.