

AVON PLANNING BOARD MEETING MINUTES JULY 10, 2014

A regular meeting of the Avon-By-The-Sea Planning Board was held on the above date in the Avon Elementary School, Fifth Avenue.

Chairperson Richard Maloney reads the opening statement in compliance with the Open Public Records Act and led the Pledge of Allegiance to the Flag.

Present: M. Davey, Vice chair T. Egan, M. Kenny, Chair R. Maloney, F. McGovern, Commissioner R. McGovern, J. O'Malley J. Ryan, Board Engineer C. Rooney & Board Attorney M. Kitrick

Absent: V. Ernst, Mayor R. Mahon, S. McLaughlin, C. Talmage

First on the agenda was the approval of the June 12, 2014 meeting minutes.

Motion by Maloney seconded by F. McGovern to approve

The vote:

Aye: Davey, Kenny, Maloney, F. McGovern

Abstain: Egan, R. McGovern, O'Malley, Ryan

No: 0

Motion to approve June 12, 2014 minutes is passed.

Second on the agenda is a resolution for Belletier (24 Poole Avenue) seeking Administrative Approval for site change.

Motion by Maloney seconded by F. McGovern to approve resolution.

The vote:

Aye: Davey, Kenny, Maloney, F. McGovern

Abstain: Egan, R. McGovern, O'Malley, Ryan

No: 0

Motion to approve Belletier resolution passed

Third on the agenda is a new application Lenore Smith 200 Woodland Avenue, Block 17 Lot 14.01 . Ms. Smith is seeking a variance for tower building height, decks pervious coverage & distance between principal and accessory building.

Board member Kenny recuses herself as she has been noticed

Mr. Fernicola enters into exhibit:

A1- series of (7) photos of 200 Woodland Avenue

A2- photo of 134 Woodland Avenue

A3- photo of the Norwood Inn

A4- photo of 139 Norwood Avenue

A5- photo of existing hot tub spa room tower

A6- proposed plans.

A7- plot plan

A8- rendering of proposed addition

Ms. Smith, Attorney Robert Fernicola, contractor John Premaza & son Theodore Smith are sworn in by Mr. Kitrick.

Mr. Fernicola calls for Lenore Smith to testify.

Ms. Smith age is 82. She is recovering from an automobile accident she was injured in while in Florida this winter and has much difficulty with stairs. She desires to put an elevator replacing the spa Jacuzzi area. She does not want to live anywhere else. She feels that the addition of the elevator would allow her to stay at the present residence. Home was purchased in 1992 and at that time the tower with spa-jacuzzi existed.

Mr. Fernicola projects on screen a picture of the tower as it exists.

Ms. Smith, Attorney Robert Fernicola, contractor John Premaza & son Theodore Smith are sworn in by Mr. Kitrick.

Mr. Fernicola projects exhibit A8 on screen. Theodore Smith explains the proposed project will demolish the 35' circular tower and replace it with a

rectangular structure to house the elevator and in turn will be at 37' in height but still lower than the house roof at 39 ¼' existing.

Mr. Fernicola projects surrounding properties A2- 134 Woodland Avenue, A3- Norwood Inn, A4 139 Woodland Avenue & A5 existing spa room.

Mr. Theodore Smith addresses the previous projections and A1, A6 & A8. He states that their architect worked very close with them in the design to keep the proposed addition in character with the surrounding neighborhood homes. All conditions are preexisting from when they bought the house in 1992.

Mr. Rooney asks if the proposed tower will be larger than what is needed?

Mr. Smith says that the room is need to renovate stairwells that are not code as being too small and need to be replaced.

No questions from public.

Chairperson Maloney asks Mr. Fernicola to clarify that the only variance they need concerns the elevator tower height?

Mr. Fernicola answers "yes".

Engineer Rooney goes over his review letter dated June 6, 2014. Comments that 1.5 is in error.

Chairperson Maloney comments on the tree on property by the tower minimizes the impact of the tower. He is in favor of tree staying or if damaged replaced.

Mr. Smith states that the family is in favor of keeping trees.

Comments from the public?

Roy Huelbig 206 Woodland Avenue is sworn in. Mr. Huelbig is in approval for the project and feels the Smith's proposal is consistent with the neighborhood.

Chairperson Maloney states that he has no issue with the tower height at 37'.

Board member Ryan agrees with Maloney.

Motion by Maloney to approve application seconded by Ryan.

The vote:

Aye: Davey, Egan, Maloney, F. McGovern, O'Malley, Ryan

Abstain: Kenny

Absent: Ernst, McLaughlin, Talmage

No: 0

Application is approved.

Motion by F. McGovern seconded by Kenny to approve the minutes of the July 10, 2014 meeting.

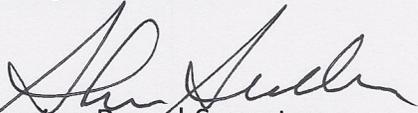
The vote:

Aye: Egan, Kenny, F. McGovern, Ryan

Abstain: Ernst, McLaughlin

No: 0

Minutes approved August 14, 2014


Sheila Sullivan/ Planning Board Secretary