

AVON PLANNING BOARD DECEMBER 13, 2012 MINUTES

Chairperson Richard Maloney opens the meeting at 7PM, reads opening statement.

Roll Call:

Attendance:

Present:

Vice Chairperson Teresa Egan, Ernst, Marie Kenny, Mayor Robert Mahon, Chairperson Maloney, Frank McGovern, Commissioner Robert McGovern, Sandra McLaughlin, Marilyn Placitella, John Ryan, Board Attorney Geoffrey Cramer, Board Engineer Charlie Rooney

Absent:

Michael Davey, John O'Malley, Cal Talmage

First on the agenda is the continuation with revisions of 316-318 Woodland Avenue, the Young application. Chairperson Maloney states the application will be carried to January with no further notices.

Motion by Ryan to approve continuance second by Maloney.

The vote:

Aye: Egan, Ernst, Kenny, Maloney, F. McGovern, R. McGovern, McLaughlin, Placitella, Ryan
Motion is approved.

Second on the agenda is the approval of the Luthin Resolution (15 Walling Place).

Motion to approve by Egan second by Placitella

The vote:

Aye: Egan, Ernst, Maloney, McLaughlin, Placitella, Ryan

Abstain: Kenny

Motion approved.

Third on the agenda is the approval of the October 11, 2012 minutes.

Motion to approve by McLaughlin second by Ryan.

The vote:

Aye: Egan, Ernst, Kenny, Maloney, McLaughlin, Placitella, Ryan

Motion is approved.

Fourth on the agenda is the approval of revisions to plans of 35 Sylvania Avenue, (Goldberger).

Attorney Michael Rubino representing the Goldbergers is present.

Engineer Rooney states that he reviewed the revisions and found them compliant with the board's requests.

Motion by Maloney to approve the Jendretzki plans & resolution (with modification to paragraph ten) for 35 Sylvania Avenue as submitted with revisions, second by Kenny.

The vote:

Aye: Ernst, Kenny, Maloney, McLaughlin, Placitella,

Abstain: Egan, Ryan

Motion is approved.

Fifth on the agenda is the new application for 310 Washington Avenue, Clinch.

Attorney Cramer swears in Janel & Carleton Clinch.

Board member Placitella recuses herself as she has been noticed.

Architect Tom Peterson is present to testify as to the plans.

Mrs. Clinch states that they bought the house in 2003. They have since enhanced the landscaping. Feel that this is the home they will be spending more and more time in. They are very fond of the town. Mrs. Clinch states that they are asking for a variance to expand existing second floor at main residence with no change to footprint.

Architect Peterson puts into evidence color copies of the residence and an aerial (A1) and photo's A2-3 and 4. Mr. Peterson gives lot dimensions and states variance is required because of the rear garage apartment. Mr. Peterson describes the proposal to enlarge the master bedroom and add a small covered deck. There is an existing bathroom. The intensity of the use won't change. Garage is seasonal only.

Chairperson Maloney asks if the board has any comments or questions.

Mr. Ryan asks if there will be air conditioning units. Mr. Peterson responds perhaps down the line.

Ms. Egan questions the pavers not being included on the site plan in the impervious coverage.

Mr. Peterson says that the added percentage is about 2 ½ %.

Ms. Egan questions the height on the plans showing house at 35'. Mr. Peterson will change that in summary as the correct existing height is 24'.

Mr. Rooney questions why the area in the rear not being identified on the site plan and pavers need to be added.

Mr. Peterson states that it is an at grade deck and will note it in summary.

Mr. Rooney goes over his report point by point. He states that he would like to see an accurate site plan.

Mr. Peterson states that he will counsel the Clinches to get a new survey.

Chairperson Maloney asks for questions or comments from the public.

Mike Placitella a neighbor at 301 Washington Avenue remarks that he strongly supports the application 100%.

Chairperson Maloney brings it back to the board for discussion or motion.

Motion by Ernst to approve application second by Maloney.

The Vote:

Aye: Egan, Ernst, Kenny, Maloney, F. McGovern, McLaughlin, Ryan

Abstain: Placitella

Motion approved.

Sixth on the agenda is a new application for 305 Fourth Avenue, Reilly.

Egan and Ernst recuse themselves.

Attorney Michael Rubino represents the Reilly's. Mr. Rubino gives details of renovation plans. Property is on an undersized lot with existing structure on it. The applicants propose to add a two story addition and add a porch. Variances are needed for set backs at the rear, front and side yard. A variance is also required for impervious coverage.

Mrs. Jill Reilly (16 Inlet Terrace, Belmar NJ) is sworn in by Board Attorney Cramer.

Mr. Rubino puts into evidence exhibits A1 (posterboard with photos of property), A2 (variance plan) and A3 (floor plan lay out).

Mrs. Reilly gives account of her having grown up in Avon in this property. Mrs. Reilly stated that the property was sold after her grandmother passed away. When the opportunity arose to purchase the property the Reilly's took advantage of it. Mrs. Reilly states that it was always her intention to acquire the house. They do not plan on renting the property.

No questions or comments from the board.

Mr. Rubino introduces the architect Mr. Paul Moore.

Mr. Moore describes the project proposal. Mr. Rooney question's the proposed building height.

Mr. Moore answers that the existing height is 22'6' and proposed is 30'6". Mr. Rooney the architect to please provide height measurements from the crown of the road.

The impervious coverage will be cut down with the removal of existing concrete.

Mr. Moore believes that the improvements will enhance neighborhood and will fit in well.

Chairperson Maloney asks about demolition proposed. Mr. Moore explains that they are keeping the first floor and foundation and opening the second floor. Foundation is solid.

Mr. Rubino reads through Engineer Rooney's report with Mr. Moore. They agree to all of Mr. Rooney's suggestion's and information requests in report.

Chairperson Maloney asks for any questions or comments from the board.

Board member Kenny asks for clarification that the concrete & steps will be removed and replaced with grass. Mr. Moore responds that yes that is the case. Board member Kenny is not in favor of the application considering the building coverage at 43.6%.

Mayor Mahon comments that in order for owners to improve these small houses that are common on the side streets they need board approval. He states that he has seen a lot of these cottages in town converted to permanent residences. It is his opinion that the board approval to renovate these properties is a benefit to the town. The Reilly's plan to take a nondescript house and make it into something attractive he would be very much in favor of. Mahon motions to approve.

Motion seconded by Ryan.

The vote:

Aye: Mahon, Maloney, F. McGovern, R. McGovern, McLaughlin, Placitella, Ryan

No: Kenny

Abstain: Egan, Ernst

Motion is approved.

Motion to adjourn by Maloney, seconded by McLaughlin.

Aye; All

Minutes Approved at the January 10, 2012 meeting meeting.

Motion moved by Richard Maloney and seconded by Marilyn Placitella.

Aye: All