

Minutes of the Avon Planning Board—September 8, 2011

Chairman Maloney announced to the public:

At the request of the applicants the following applications will not be heard tonight but will be carried with no new notices required to the October 13, 2011 meeting at 7 PM.

1. The hearing for Paul Amato for a Sub-Division of Block 54, Lots 3,4,11.
2. The Sub Division of Block 8 Lot 1 at 50 East End Ave. for Balsamo/McGovern.

After the above cancellations the only hearing for this meeting was the application from Frank & Marion Palumbo of 139 Washington Ave., Block 52, Lot 1.01

The Palumbos are requesting permission to replace the existing house on this property with a new single family home. The Palumbos were represented by the Beekman Law Firm of Ocean Grove and Richard Luthinger the Architect.

Mr. Palumbo started the presentation by mentioning that we have owned this home for 18 years. "During that time we have spent many hours and days on small repairs, and it has now become obvious the only remedy if we are to stay in Avon is to replace this house with a new one."

Some major problems are that the house is in need of a new foundation. The chimney is falling away from the house. The gap between the chimney and the house gets larger every year. People have said to us, why not just look elsewhere for a new home in a neighboring town. We lived in Neptune prior to this house but we have enjoyed living in Avon. This made us decide we wanted to stay here in Avon. It then became obvious that if we are to stay in this house, and in Avon, the only alternative was to replace this house with a new house.

Richard Luthringer, the Architect, Christopher Beekman Esq., the attorney, along with Mr. Palumbo reviewed the plans for the proposed new house. During the presentation four exhibits were presented that showed how close the current house is to the property lines and the neighboring homes. They also mentioned that by borough ordinance this lot has two fronts, and this made it difficult to plan the new house any smaller. He indicated that the air conditioners have been moved to allow more space for the side setbacks. He also mentioned that we have reduced the third floor. The house currently has four bedrooms, but the new house will have three bedrooms.

Much of the discussion and questions from board members centered on the small size of the lot, and the amount of building lot coverage the applicant was requesting. Questions from board members did indicate the building lot coverage and the impervious coverage would have to be reduced.

After the discussion with the applicant, the applicants attorney, and the board members the following motion was made by board member Ryan and seconded by Ernst.

Motion by Ryan with a second by Ernst.

The application be approved with the following conditions and or variances.

1. A variance for an undersized lot is allowed. Where 7,000 sq. feet is required this lot has 2,824 sq. feet,
2. A variance for the lot depth, where as 100 feet is required, only 56.48 exist.
3. A variance for the front yard set back is allowed on Second Ave. of approximately 15.6 ft., by removal of four (4) feet from the proposed dining room, where as 18.77 ft. is required.
- 4.. A variance for the front yard set back of 19.26 ft. is allowed on Washington Ave. where as 20.86 ft. is required.
5. A variance is allowed for the building lot coverage of 42%.
6. That impervious lot coverage of approximately 53% will be allowed. The exact percentage is to be determined after revisions to the plans are submitted and verified by the Planning Board Engineer.
7. The applicant will be allowed one Parking space on the lot along Second Ave as it currently exists.
8. A 4 foot walkway on the West Side of the house will be allowed in place of the proposed deck.
9. The proposed third floor deck will be reduced to 80 sq. feet.
10. A variance is allowed for the roof slope proposed for the south third floor dormer (shed roof).
11. The applicant will provide six sets of revised plans to the Avon Borough Planning Board Office for Engineer Rooney, Planning Board Sec. Brautigan, and Board Chairman Maloney.

Vote on the motion:

Yes- Davey, Ernst, O'Malley, Ryan, Maloney

No- Egan, Kenny, Placitella, Talmage

Abstained -McGovern, McLaughlin.

Absent- Mahon