

**Avon Planning Board- Reorganization Meeting February 10, 2011**

Present- Davey, Kenney, Mahon, Maloney, O'Malley, Ryan, Talmage,

Absent- Egan, Ernst, McGovern, McLaughlin, Placitella

Motion by Ryan, second by Davey, that Richard Maloney be the Chairperson of the Avon Planning Board beginning on February 10, 2011 and ending on the first meeting of 2012.

Vote on the motion

Yes- Davey, Kenney, Mahon, O'Malley, Ryan, Talmage,

No- None

Abstained- Maloney

Motion by Kenny, second by Mahon that Egan be the Vice Chairperson of the Avon Planning Board beginning on February 10, 2011 and ending on the first meeting of 2012.

Vote on the motion

Yes- Davey, Kenney, Mahon, Maloney, O'Malley, Ryan, Talmage,

No- None

Motion by Mahon, second by Ryan that Cliff Brautigan the Secretary for the Avon Planning Board for the year 2011.

Vote on the motion

Yes- Davey, Kenney, Mahon, Maloney, O'Malley, Ryan, Talmage,

No- None

Motion by Mahon, second by Maloney, that Charles Rooney be the Engineer for the Avon Planning Board for the year 2011.

Vote on the motion

Yes-- Davey, Kenney, Mahon, Maloney, O'Malley, Ryan, Talmage,

No- None

Motion by Mahon, second by, Kenny, that in the year 2011 the Avon Planning Board will meet on the Second Thursday of each month. The caucus meeting will start at 6:15 PM in the Conference Room, of the Municipal Building, and the regular meeting will start at 7 PM in the main meeting room of the Avon Municipal Building.

Vote on the motion

Yes-- Davey, Kenney, Mahon, Maloney, O'Malley, Ryan, Talmage,

No- None

Motion by Ryan, second by Kenny that the Asbury Park Press or The Coast Star will be the official newspaper for advertising for the Avon Planning Board for the year 2011

Vote on the motion

Yes- Davey, Kenney, Mahon, Maloney, O'Malley, Ryan, Talmage,

No- None

Motion by Ryan, second by Mahon that the resolution for Michael Magrini of 522 West End Ave. Block 1 Lot 6.02 which property is located on Lakeside Ave be approved.

Yes- Davey, Kenney, Mahon, Maloney, O'Malley, Ryan, Talmage,

No- None

Hearing for Pat & Jamye Scanlon of 409 Forth Ave, Block 26 Lot 10 requiring variances was the next order of business

Board members Ryan' mother was noticed so he would not be voting on this application

Pat and Jamye Scanlon were sworn in by Attorney Cramer. The plans dated November 22, 2010 presented by Mr. Scanlon were marked as Exhibit A-1. They consisted of four pages, SP-1, SP-2, SP-2..1 and SP.3.

Mr. Scanlon started his presentation by stating this property is small at 2,500 square feet where 7,000 sq. feet is required. He indicated we are attempting to modernize the existing residence located on the property. He referred to page 2 of the plans that showed the changes they are requesting in the current residence. This included making the detached garage part of the residence by attaching it to the house.

The building lot coverage would increase 164 feet to 47.9%, and the impervious coverage would increase to 60.4%. He indicated we looked at modular homes but could not find one that would fit on this small lot and look like it belonged on the lot. With aging parents who visit, we needed a bathroom on the first floor as they cannot handle the stairs to the second floor. This change in our existing home will allow us to continue to live in Avon, which is something we want to do.

In answer to a question from a board member, Mr. Scanlon indicated the height of the house is currently 30 feet and will not change. Board member Maloney stated the size of the lot is what it is. In answer to a question from a board member the air conditioning unit will be placed in the side of the house and be 7.5 feet from the property line.

When the meeting was opened to the public no one had questions.

When the meeting was opened to the public for comments the following spoke.

Ms. Cannon- I live to the north of the applicant and I am in favor of the improvements to the property.

Fran Lurch- This will be an improvement to the property and the lot coverage is a given on this small lot.

Chris Dematto of Sylvania Ave.- It will be a great improvement. to the property.

Hugh McKenna of Fourth and Garfield Ave.- It will be a great improvement.

When it came back to the board for comments Mr. Mahon indicated each application is looked at for its merits and unique situations.. This is an improvement to Fourth Ave. I feel the Planning Board must look at each application and the situations of small lots. I would be in favor of this application.. Marie Kenny I can agree with Mr. Mahon but I am concerned with the increase in the coverage of the addition. Cal Talmage Indicated I am concerned with the increase in lot coverage and they might look at other alternatives.

Mr. Scanlon we tried and looked at other alternatives and plans and this seemed to be the best alternative.

Architect Ralph Da Silva-The increase is small and only 160 sq. feet.

Board member Maloney stated the positive comment from neighbors says a lot about the application.

Motion by Mahon that the plans be approved as presented and submitted. Second by Davey

Vote on the motion:

Yes- Davey, Mahon, O'Malley, Maloney

No- Kenny, Talmage

The motion is approved.