

**APPROVED MINUTES
REGULAR MEETING OF THE SEA BRIGHT PLANNING/ZONING BOARD
Tuesday, September 10, 2019**

ADMINISTRATIVE MATTERS

Call to Order

Chairman Cunningham called the meeting to order at 7:34 p.m. and requested those present to join in the Pledge of Allegiance.

Opening Statement

The Chairman offered the following Compliance Statement:

The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided the date, time, and location of this meeting to at least two designated newspapers, published same in the Asbury Park Press, which is the official newspaper, filed notice with the Borough Clerk, and posted notice on the bulletin board in the Borough office and on the Borough website.

Attendance Roll Call

Present: Cashmore, Cunningham, DeGiulio, Leckstein, Smith, McGinley, Wray

Not Present at roll call: DeSio, Long, Nott, Bills

Also in attendance: Acting Board Attorney Edward J. McKenna, Jr., Esq.
Board Secretary Candace B. Mitchell

Approval of the August 27th Minutes

Boardmember Smith offered a motion to approve the minutes, with a second offered by Boardmember Cashmore. The motion was adopted upon the following roll call vote:

Ayes: Cunningham, Smith, Wray
Nays: none
Absent: DeSio, Long, Nott, Bills
Abstain: Cashmore, DeGiulio, Leckstein, McGinley

ITEMS OF BUSINESS

Carried Application: PBZB 2019-011

MMJD Properties, LLC #2

26 Beach Street, Block 10, Lot 21

Application for major subdivision of property into 2 lots; variance relief for lot areas

A continuance for this application to the October 8, 2019 meeting, requested by the applicant's attorney, Kevin E. Kennedy, Esq., was granted.

Chairman Cunningham announced that this matter will not be heard tonight and is to be carried to the meeting of October 8, 2019 with no further notice.

Carried Application: PBZB 2019-012

Bradley A. Renner/Joy Allen, LLC

244 Ocean Avenue, Block 30, Lot 55; Block 30, Lot 55.01, and Block 23, Lot 117

Request for a Certificate of Nonconformity for a Pre-Existing Non-Conforming Use

or an application requesting use variance relief

Withdrawal of this application, requested by the applicant's attorney, Kevin E. Kennedy, Esq., was granted.

New Application: PBZB No. 2019-013

Fortunette Holdings, LLC.

John and Jeanette Jaworski

412 Ocean Avenue, Bl. 30, L. 26

Application requesting variance relief to expand rear porch and construct a second level deck

In attendance for the application were Licensed Architect Anthony M. Condoris and John Jaworski, co-owner of Fortunette Holdings, LLC.

Attorney McKenna reviewed the jurisdictional packet and found the service to be complete. The Board accepted jurisdiction over the application.

During the course of the hearing the following exhibits were entered into evidence:

A-1 Jurisdictional Packet

A-2 Site Plan prepared by Anthony M. Condouris, NJ STATE LIC#//AI13804, dated 2/21/17, consisting of three (3) sheets

A-3 Color Rendering of the home, depicting extended porch and new deck, prepared by Anthony M. Condouris, NJ STATE LIC#//AI13804

A-4 Photo of existing home provided by John Jaworski

Messrs. Condouris and Jaworski were sworn in to testify by Attorney McKenna. Chairman Cunningham stated that Mr. Condouris has testified before this Board many times and is accepted as an expert witness.

Mr. Jaworski testified that he and his wife purchased their home at 412 Ocean Avenue in July of 2012. The house sustained significant damage from Superstorm Sandy. Mr. Jaworski explained that he and his wife have invested heavily in the maintenance of the property. They enjoy their home and their community, and there is very little they would like to change about the house with the exception of a lack of protection from the extreme afternoon sun shining upon the existing, west-facing uncovered porch. Mr. Jaworski explained that he is asking for variance relief to allow an extension of the existing porch, covering it with a roof, and constructing a deck directly above it. Adding a roof to the west-facing porch will help mitigate the effects of the strong afternoon sun. Mr. Jaworski stated that the expanded porch and second story deck will improve the property.

Mr. Condouris testified that the property has a very small setback from the southwest corner of the house. The applicants are asking for side yard setback variance relief for one of two points which will square off the deck as depicted on the site plan and color rendering.

The side yard setback required is 10 feet. The existing setback is 4.5 feet, and the proposed setback is 3.8 feet. The combined side yard setback required is 25 feet. The existing is 23.4 feet, and 22.7 feet is proposed.

Chairman Cunningham verified with Mr. Condouris the two points he had described, utilizing the color rendering to illustrate the area he had described.

At 7:41 Boardmember Nott joined the Board.

Boardmember DeGiulio verified the details of the variance relief requested with Mr. Condouris.

Boardmember Cashmore asked whether the second-floor deck is needed because of the spiral staircase that exists between the second floor and the current deck. It was determined that the staircase is needed, and there is currently a very small second floor porch.

Public Comments:

Donald and Patricia Pignataro, 414 Ocean Avenue

Mr. Pignataro stated that he and his wife attended this evening's meeting in support of their next-door neighbors' application. He stated that they have no objections and no concerns and feel the expanded porch and second story deck will be a very nice addition.

Determination:

Councilman Leckstein offered a motion to grant variance relief to expand the existing rear porch and construct a second level deck, with a second was offered by Boardmember Smith, and the motion carried upon the following roll call vote:

Ayes: Cashmore, Cunningham, DeGiulio, Leckstein, Smith, McGinley, Wray
Nays: none
Absent: DeSio, Long, Bills
Abstain: Nott

General Public Questions and Comments

No one in the public wished to speak.

CLOSING MATTERS

Meeting Announcement:

The next meeting of the Planning/Zoning Board is scheduled for September 24, 2019 at 7:30 p.m.

Adjournment

There being no other business before the Board, the meeting was adjourned at 7:50 p.m. on a motion offered by Councilman Leckstein, a second offered by Boardmember DeGiulio, and a unanimous voice vote.

Respectfully submitted,
Candace B. Mitchell, Board Secretary

