

**APPROVED MINUTES
REGULAR MEETING OF THE SEA BRIGHT UNIFIED PLANNING/ZONING BOARD
Tuesday, October 25, 2022**

Call to Order and Flag Salute

Chairman Cunningham called the meeting to order at 7:32 p.m., requesting those present join in reciting the Pledge of Allegiance.

Open Public Meetings Statement

Good evening, Ladies and Gentlemen.

This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, provided adequate notice of the time, date, and location of this meeting to the Asbury Park Press and Link News on January 13, 2022, filed notice with the Borough Clerk, and posted notice in the Borough Office and on the Borough website. This Meeting Is Open to The Public.

ADMINISTRATIVE MATTERS

Attendance Roll Call

Present: Bills, Cashmore, Cunningham, DeSio, Lawrence, Leckstein

Not Present: Bieber, Gorman, Kelly, Schwartz, DeGiulio

Also in attendance: Board Attorney Monica C. Kowalski, Esq., Board Engineer David J. Hoder, and Board Secretary Candace B. Mitchell

Approval of 10/11/22 Regular Meeting Minutes

Board member Peggy Bills offered a motion to approve the minutes, with a second offered by Board Member Mark A. Leckstein, Esq. The motion was carried upon a unanimous voice vote of eligible members.

ITEMS OF BUSINESS

Application No. 2022-14

Kim Kurkowski and Kerry Huffman

13 Church Street, Block 14, Lot 8

Bulk and use variance relief for lot area, lot frontage/width, front yard setback, side yards setbacks, combined side yard setback, building coverage, number of stories, and height (D6) to demolish the existing two-story structure and build a three-story single-family home, utilizing the existing foundation

In attendance for the application were applicant Kerry Huffman and Architect Anthony C. Condouris.

Board Attorney Monica C. Kowalski stated that the noticing materials were in order, and the Board took jurisdiction over the application.

The following exhibits had been made available for view on the Borough website:

- Cover Letter, dated 8/31/22
- Zoning Permit Denial Letter, dated 8/11/22

- Survey - 13 Church St. dated 4/16/13
- Variance Plans, dated 6/27/22
- Development Application, dated 8/20/22
- Narrative of Intent, undated
- Property Photo, undated
- Public Notice, undated
- APP Order Confirmation, run date 10/1/22
- Service Packet for 10/11/22 hearing, received 10/6/22
- Board Engineer's first Tech. Review, dated 10/3/22
- Board Engineer's Updated Tech. Review, dated 10/12/22
- Service Packet for 10/25/22 hearing, received 10/25/22

Mr. Huffman was sworn in to testify. He introduced his application with some background information, offering that he and his wife have chosen to retire in Sea Bright in a few years. They purchased their Sea Bright home in March 2022 and would like to make some changes to the home in order to make it more comfortable and safe, which will make the house good for them for the rest of their lives. The upstairs bedrooms have low, 7' ceilings, and the back steps are steep. Mr. Huffman also explained that, though the house had been raised previously, it was not raised enough to provide parking beneath the home. They would like to raise the home enough to provide two parking spaces underneath. They also wish to make their home more conforming to the neighboring properties.

Architect Anthony C. Condouris was sworn in and accepted as an expert witness by the Board. Mr. Condouris described adding to the existing foundation to allow parking underneath. They will use the same footprint and square off the foundation to make the second parking spot. He listed the variances requested. The "D" variance is necessary only for the height needed for the stair tower. Other than a small section on the roof, the house will be conforming at 37.5' tall. Each of the three stories will be stepped back so as not to be overbearing on the front elevation. The third floor is stepped back 12'.

Mr. Leckstein stated that he is very concerned with the proposed height in comparison to the homes in the neighborhood.

Mr. Lawrence commented that he doesn't have as much of a problem with the height as he does with the home being three stories. He said he doesn't think three stories is appropriate.

Vice Chairman DeSio stated that the applicant could legally build a 2 ½ story house but would still need the height variance. There was discussion about creating a 2 ½ story house instead of a 3 story house. Mr. Lawrence mentioned that, if the front den was eliminated, the percentage of the third floor would be below 50%, and that would make the house 2 ½ stories.

Board Engineer David J. Hoder asked to discuss a few points from his technical review. He informed the applicant that adding a garage will require creating an apron, and that requires bonding. A note should be made on the plans for sidewalk replacement. He also asked about the existing fencing and was told the fencing will remain the same.

Attorney Kowalski stated that she had been in touch with the Board Planner, Jennifer Beahm, who felt a planning review was not necessary for this application because the "D" variance needed is a "technical D."

The Board took a break at 8:03 p.m. as Mr. Condouris and Mr. Huffman asked to step away briefly. At 8:05 p.m. the meeting resumed and an attendance roll call was taken. The following Board members were present: Bills, Cashmore, Cunningham, DeSio, Lawrence, and Leckstein.

Ms. Kowalski asked the applicant if he would like to adjourn to a later date to refine the project. Mr. Hoder offered that the applicant didn't need to come back. Mr. Condouris informed the Board that he and Mr. Huffman discussed removing the front section den, which will make the percentage of the third story less than 50%, actually 48%, and the house would be a 2 ½ story house instead of a 3 story house.

There were no further questions or comments from the Board and none from the public.

Frank Lawrence offered a motion to approve the application with the changes proposed to make the building a 2 ½ story structure instead of a 3 story structure, with a second offered by Peggy Bills. The motion was carried upon the following roll call vote:

Ayes: Bills, Cashmore, Cunningham, DeSio, Lawrence, Leckstein
Nays: none

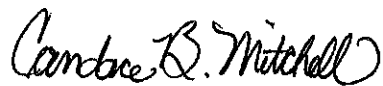
The meeting was opened to the public for general questions. Mr. James McAfee asked a question about the construction of the new Sea Bright-Rumson Bridge. He asked if the Board knew how long the bridge project will take. Frank Lawrence answered that the project was started 6 months ago and will take another 3 years. Mr. McAfee was referred to the County for further information since the bridge is a county project.

There was no other business before the Board, and the Chairman made an announcement of the next meeting date, November 22, 2022 at 7:30 p.m.

Adjournment

The meeting was adjourned at 8:24 p.m. on a motion offered by Marc A. Leckstein, Esq., seconded by David DeSio, and carried upon a unanimous voice vote by the Board members.

Respectfully submitted,



Candace B. Mitchell
Board Secretary