

2:26:57 PM - Start Recording  
2:27:55 PM - Stop Recording  
2:27:55 PM - PLANNING/ZONING BOARD MEETING, MAY 25, 2011. BOARD CHAIRMAN MCALLISTER CALLED THE MEETING TO ORDER. BOARDMEMBERS PRESENT FOR THIS MEETING ARE: CHAIRMAN McALLISTER, MAYOR RUSSO, COMMISSIONER LEEDS, MICHAEL AFFANATO, LIZ DONAGHY, JOE MARCASCIANO, LEN GERIA & BILL WILDS.

7:03:59 PM - Start Recording  
7:04:08 PM - CHAIRMAN CALLED MEETING TO ORDER.  
7:05:39 PM - MR FELDMAN WAS CALLED AS FIRST APPLICATION. GREG MODELLE, REGISTERED ARCHITECT PRESENTED THE APPLICATION. BOTH MR. FELDMAN AND MR. MODELLE WERE BOTH SWORN TO TESTIFY.

7:07:09 PM - APPLICATION IS FOR A VARIANCE IN COVERAGE. A WOOD DECK ORIGINALLY CONSIDERED PERVIOUS, NOW CONSIDERED IMPERVIOUS, WHICH PUSHES COVERAGE OVER LIMIT. AN ADDITION OF PAVERS ENHANCED THE PROBLEM.

7:08:39 PM - MR. MODELLE PROPOSES TO CAPTURE WATER OFF THE ROOF AND USE IT FOR A RESERVOIR. THIS IS TO MITIGATE THE COVERAGE ISSUE. THIS RESULT IS IN PLACE IN OTHER COMMUNITIES SUCH AS OCEAN CITY, AVALON.

7:11:12 PM - IN A BOARD DISCUSSION, MAYOR RUSSO ASKED WHAT THE EFFECT WOULD BE TO THE NEIGHBORS. DICK CARTER RESPONDED TO THIS ISSUE. HE STATED THAT THERE WERE NO OFFSITE STORM WATER RETENTION SYSTEMS. HE STATED NOT TO MAKE THIS CONDITIONAL TO GRANTING THE VARIANCE.

7:15:22 PM - LEN GERIA ASKED WHETHER HOLLOW PAVERS WERE EVER CONSIDERED. MR. MODELLE STATED THAT THEY WERE NOT CONSIDERED ONLY BECAUSE THEY WERE NOT EASY TO WALK ON. LEN GERIA ALSO STATED THAT RETENTION IS A GREAT IDEA. BUT 3 BARRELS WON'T BE NEEDED.

7:19:45 PM - LIZ DONAGHY ASKED IF THE BOARD APPROVED THE VARIANCE, DOES THERE HAVE TO BE A CHANGE IN THE MUNICIPAL ORDINANCE.

7:29:18 PM - BILL WILDS MENTIONED THAT PENALTIES SHOULD BE IMPOSED FOR REALLY WORKING WITHOUT PERMITS. MR. FELDMAN STATED THAT PERMITS WERE TAKEN OUT FOR OTHER WORK DONE TO THE HOUSE AND HE WAS NOT AWARE THAT ADDITIONAL PERMITS WERE REQUIRED.

7:31:08 PM - COMMISSIONER LEEDS WAS CONCERNED ABOUT RUNNOFF TO THEIR PROPERTIES. MR. MODELLE STATED THAT.

7:31:45 PM - MICHAEL AFFANATO MADE A MOTION IN THE AFFIRMATIVE, SECONDED BY MAYOR RUSSO. MR. CARTER STATED THAT THIS WAS A LOT COVERAGE ISSUE OF ABOUT 80%. THE VOTE: MAYOR RUSSO, YES COMMISSIONER LEEDS, YES TOM MCALLISTER, YES LEN GERIA, YES LIZ DONAGHY, YES BILL WILDS, YES JOE MARCASCIANO, YES MICHAEL AFFANATO, YES

7:36:24 PM - NEXT APPLICANT ALAN DOMB. LIZ DONAGHY AND BILL WILDS RECUSED FROM THIS APPLICATION DUE TO THE 200 FOOT LIST. THE APPLICANT WAS REPRESENTED BY MR. RAYMOND WENT, ESQUIRE.

7:38:20 PM - LETTERS WERE RECEIVED BY SEVERAL BOARD MEMBERS FROM A NEIGHBOR. MR. WENT PRESENTED THE APPLICATION.

7:39:43 PM - THE RENOVATIONS TO THE PROPERTY EXCEED 50% OF THE PROPERTY AND THEREFORE NEEDS TO BE RAISED. AN ADDITIONAL PARKING SPOT IS TO BE ADDED.

7:41:18 PM - CHRISTINA AMBY A REGISTERED ARCHITECT IN THE STATE OF NEW JERSEY WAS SWORN AND TESTIFIED.

7:42:18 PM - THE PROPOSAL IS TO ENCLOSE A SECOND FLOOR PORCH TO EXPAND A BEDROOM. THERE WILL BE NO ADDITIONAL BEDROOM. A NEW SLOPED ROOF WILL BE ADDED AS WELL. THE HOUSE WILL BE RE-SIDED AND ADDITIONAL RAILINGS ARE ALSO PROPOSED. THE NEW SLOPED ROOF WILL PROVIDE STORAGE WHERE THERE IS NONE NOW.

7:46:55 PM - MUCH OF THE INTERIOR OF THE HOUSE WILL BE REMODELED AS WELL.. VIEWS FROM THE NEIGHBORS DECK WILL NOT BE AFFECTED WITH THE ENCLOSING OF THE SECOND FLOOR DECK.

7:49:52 PM - A NEW HOUSE COULD BE CONSTRUCTED, WHICH WOULD EFFECTIVELY BLOCK THE NEIGHBORS VIEW. THIS NEW HOUSE COULD BE BUILT WITH NO CURRENT VARIANCES.

7:51:46 PM - IN A BOARD DISCUSSION THERE WILL BE A VARIANCE ASKED FOR AN INCREASE IN THE SLOPED ROOF OF SOME 12 FEET.

8:01:15 PM - LEN GERIA STATED AS TO WHY THE RECONSTRUCTION COULD NOT BE

- ACCOMPLISHED AND CUT BACK SO THAT IT WOULD NOT BE IN THE SETBACK. MR. WENT SAID IT WAS COST PROHIBITIVE. THIS MAY OR MAY NOT BE THE CASE. MR. AFFANATO WANTED A CLARIFICATION AS TO SIDE YARD, FRONT YARD. SUNSET AND 31ST AVE TO BE FRONT YARDS.
- 8:04:38 PM -
  - 8:10:40 PM - CHAIRMAN OPENED THE PUBLIC PORTION: CHRIS BAYLINSON, REPRESENTING MR. GRAY THE NEIGHBOR QUESTIONED THE ARCHITECT.
  - 8:31:29 PM - MR. ALAN DOMB WAS SWORN AND TESTIFIED. MR. DOMB OWNS SEVERAL PROPERTIES AND RENOVATED THEM.
  - 8:34:11 PM - MR. JONES, SON-IN-LAW OF MR. GRAY WAS SWORN AND TESTIFIED. HE PASSED OUT PICTURES FROM HIS PERSPECTIVE. HE WOULD NOT LIKE TO HAVE A WALL SEVERAL INCHES FROM HIS PRIMARY LIVING SPACE.
  - 8:39:40 PM - MR. CHARLES GRAY, HE IS CONCERNED WITH THE RAISING OF THE DECK, MAKING A PRIVACY ISSUE. HE IS CONCERNED WITH THE ADDITIONAL PARKING AND THE SAFETY CONCERN.
  - 8:40:51 PM - MS. LISA GRAY JONES, 31ST AVENUE. SHE CONTENDS THE HOUSE IS BEING MADE BIGGER. IT WILL RUIN THE PRIVACY.
  - 8:45:02 PM - BRUCE FUNK, ZONING OFFICER BOROUGH OF LONGPORT. HE WAS DEFENDING THE FLOOD ORDINANCE. HE STATED THAT NON-CONFORMITIES EXIST IN ALL OLDER HOUSES. THE NEIGHBORS HOUSE IS ALSO OLDER AND THEY WILL BE IN FOR VARIANCES WHEN THEIR HOUSE IS SOLD.
  - 8:47:27 PM - JAMES MAHONEY, A NEIGHBOR. WAS IN FAVOR OF THE RENOVATION, EVEN THOUGH HE WILL LOSE SOME OF HIS VIEW AND COMFORT. HE WOULD APPRECIATE SOME KIND OF COMPROMISE.
  - 8:50:15 PM - RAY WENT MADE A CLOSING ARGUMENT. HE SAID THE ORIGINAL FOOTPRINT WILL BE PRESERVED. THEY ARE BEING FORCED TO RAISE THE HOUSE.
  - 8:51:34 PM - MR. BAYLINSON HAD SOME CLOSING THOUGHTS. HE REALIZES THAT THE HOUSE IN QUESTION MUST BE RAISED. HE STRESSED THAT 2 VARIANCES ARE NOT PART OF THE APPLICATION, THE SECOND FLOOR AND THE SECOND FLOOR DECK.
  - 8:55:50 PM - ARCHITECT SPOKE TO SECOND FLOOR ADDITION OVER THE GARAGE WITH FIRE RATED MATERIAL.
  - 8:57:41 PM - TOM McALLISTER REQUEST SOME COMPROMISE BETWEEN THE PARTIES. MAYOR RUSSO ALSO MENTIONED THAT A COMPROMISE MAY BE ABLE TO BE REACHED. A SHORT RECESS WAS TAKEN.
  - 9:09:52 PM - AFTER RECESS, MR. WENT STATED THAT A COMPROMISE WAS NOT ABLE TO BE RESOLVED. HOWEVER, SOME COMPROMISE WAS REACHED IN ELIMINATING ONE VARIANCE. THE ROOF WAS ADJUSTED. MR. BAYLINSON ARGUED THAT COMPROMISE WAS NOT REACHED ON HIS CLIENTS SIDE OF THE HOUSE, WHICH REMAINS ABOUT THE SAME.
  - 9:14:41 PM - A MOTION WAS MADE IN THE AFFIRMATIVE. THE FRONT PORCH WOULD BE IN COMPLIANCE, THE FRONT YARD. SIDE YARD REQUIRES A VARIANCE, ENCLOSING THE PORCH. ADDING ABOUT 8 FEET TO EXISTING ROOF ON THE NONCONFORMING SIDE. AN EXISTING NONCONFORMING WALL TO BE RAISED AND AN ACCOMPANYING ROOF. ENCLOSING A SCREENED PORCH TO MAKE HABITABLE LIVING SPACE. PARKING SPACE IS NOT AN ISSUE, PERHAPS WIDEN THE CURB CUT. NEW SIDEWALK SHOULD BE PART OF THE RESOLUTION. UNDERGROUND ELECTRIC.
  - 9:22:43 PM - THE FIRST MOTION FAILED. MICHAEL AFFANATO RESTATED THE NEEDS OF THE APPLICANT AND IS WORKING TOWARD A COMPROMISE.
  - 9:28:36 PM - THE APPLICANT WISHES TO STAY WITHIN THE SAME FOOTPRINT.
  - 9:31:59 PM - A SECOND WAS MADE TO THE ORIGINAL MOTION. THE VOTE: MAYOR RUSSO, NO COMMISSIONER LEEDS, NO CHAIRMAN McALLISTER, YES LEN GERIA, NO JOE MARCASCIANO, NO MICHAEL AFFANATO, NO
  - 9:36:04 PM - TOM McALLISTER BROUGHT UP SUB-COMMITTEE ESTABLISHED AS A RESULT OF MR. ASHERS COMMENTS. MR. CARTER STATED THAT WE ARE DOING A RE-EXAMINATION REPORT. NO ADDITIONAL MEETING WITH MR. ASHER WAS ARRANGED.
  - 9:39:35 PM - COMMISSIONER LEEDS MENTIONED THAT PERHAPS MORE PROFESSIONALS SHOULD BE CONSULTED SO THAT LONGPORT SHOULD NOT SUFFER.
  - 9:42:45 PM - TOM SUGGESTED A 6:30 START TO THE JUNE 22, MEETING. A WORK SESSION TO DISCUSS RE-EXAMINATION.
  - 9:49:33 PM - MOTION TO ADJOURN

9:49:48 PM - Stop Recording