

Table of Contents

Agenda June 25, 2009..... 2

Minutes June 25, 2009..... 3

BOROUGH OF BELMAR
BOARD OF ADJUSTMENT MEETING

JUNE 25, 2009

AGENDA:

- **7:00 PM – Workshop**
- **7:30 PM – Regular Meeting:**
 - Reading of Notice of Meeting
 - Pledge of Allegiance to the Flag
 - Roll Call
 - Approval of minutes of the May 28, 2009 meeting
 - Resolution approving the application of Reed Fraasa, 405 Fifth Avenue
 - Applications:
 1. Mary & Raymond Coppolechia
201 Third Avenue Unit 5B
Finish Condominium Attic
 2. Michael & Teresa Boylan
300 North Lake Drive
New Single-family Home

ZONING BOARD OF ADJUSTMENT
JUNE 25, 2009

A regular meeting of the Board of Adjustment of the Borough of Belmar was held on the above date at approximately 7:30 p.m., in the Municipal Complex.

Present: Messrs. McGill, Fowler, Young, Davies, McDermott, Lynch and Ms. Weir

Absent: Mr. Lisko and Ms. Keown-Blackburn

Also Present: Kevin Kennedy, Esq. and Secretary April Claudio

The secretary stated that adequate notice of this meeting of the Zoning Board of Adjustment was sent by email to our official newspapers, the Coast Star and the Asbury Park Press on December 19, 2008 and by posting a copy of said notice at the Municipal Complex on the same date.

Mr. Young made a motion to waive the reading and approve the minutes of the May 28, 2009 meeting, which was seconded by Ms. Keown-Blackburn and approved by the following vote:

In the Affirmative: Messrs. McGill, Young, Davies, and McDermott

Opposed:

Abstain: Ms. Weir, Mr. Lynch and Mr. Fowler

Ineligible:

Mr. Young made a motion to waive the reading and approve the resolution granting approvals to Reed Fraasa, 405 Fifth Avenue, which was seconded by Mr. Davies and approved by the following vote:

In the Affirmative: Messrs. McGill, Young, Davies, and McDermott

Opposed:

Abstain: Ms. Weir, Mr. Lynch and Mr. Fowler

Ineligible:

MARY & RAYMOND COPPOLECCHIA – 201 THIRD AVENUE UNIT 5B

Ms. Coppolecchia stated they have owned the property and have resided there for three years. They finished the attic after purchasing the unit so it could be used for storage. They are asking for approval to use it as additional living space. They stated they understand that it cannot be used for sleeping purposes.

Mr. McGill asked if the attic is heated. Ms. Coppolecchia replied no.

Mr. Fowler asked if any more remodeling would be done to the attic. Ms. Coppolecchia replied no.

Mr. Davies asked if there is a door at the bottom of the attic stairs and if so would it remain. Mr. Coppolecchia stated there is a door and he would like to keep it since the attic is not heated.

Mr. and Mrs. Coppolecchia stated the condo association is meeting in September to take a vote on adding language into the bylaws that states attics and basements cannot be used for sleeping purposes as per the Borough of Belmar's code.

Ms. Weir asked them if they live there year round. Ms. Coppolecchia replied yes.

Vice Chairman Lynch asked if there is any electric in the attic. Mr. Coppolecchia stated there are some outlets. Vice Chairman Lynch asked if a permit would be taken out for the work. Mr. Coppolecchia replied yes.

Chairman McDermott asked if they are going to vote yes on adding the language into the bylaws. Mr. and Mrs. Coppolecchia replied yes.

No public comments.

ZONING BOARD OF ADJUSTMENT
JUNE 25, 2009

Mr. Fowler stated he has no problem with the application.

Mr. Davies stated he feels they are not increasing the non-conforming use or the intensity of it.

Ms. Weir stated she would be in favor of the application as long as they get permits for the work.

Chairman McDermott stated there is no increase on the burden of it.

Ms. Weir made a motion to approve the application, which was seconded by Mr. Fowler and approved by the following vote:

In the Affirmative: Messrs. McGill, Young, Davies, Fowler, Lynch and McDermott,
and Ms. Weir

Opposed:

Abstain:

Ineligible:

MICHAEL & THERESA BOYLAN – 300 NORTH LAKE DRIVE

Appearing on behalf of Mr. and Mrs. Boylan was their attorney Timothy Middleton and architect David Cochran. Mr. Middleton clarified that their application is for extensive interior and exterior renovations of an existing house.

Mr. Cochran stated the house is an older house. It is two stories with an attic. The siding, roof, and windows need to be replaced. Their plan is to relocate the existing interior stairs that access the second floor, move the kitchen to the back of the house, renovate existing two bathrooms, finish half story, install balconies on the second and third floors, build a rear deck, and enlarge the existing front porch. All variances are existing conditions that will not change. He stated he feels the variances can be granted without detriment because they are not expanding the footprint.

Vice Chairman Lynch asked for the livable square footage of the house not and what is proposed. Mr. Cochran stated the existing first and second floors is 1200 sq ft and they are proposing 1440 sq ft and also proposing 382 sq ft in the half story. Vice Chairman Lynch asked if they comply with floor area ratio. Mr. Cochran replied yes. Vice Chairman asked how many non-rooms, how many bedrooms, and how many bathrooms exist and are being proposed. Mr. Cochran stated there are five non-rooms, four bedrooms and two bathrooms. The number of rooms will not change.

Ms. Weir asked if the porches and balconies are existing or proposed. Mr. Cochran stated the front porch exists but is being enlarged and the balconies are new. She asked what the intended use of the half story is. Mrs. Boylan stated for now it would be an open living space with a view of the lake.

Mr. Davies asked if a survey of the property was submitted. Mr. Middleton stated he would make sure that gets done. Mr. Davies asked what would happen if a contractor determines the foundation is not stable and needs to be repaired or replaced. Mr. Cochran stated if the foundation would need to be entirely replaced they would appear back before the Board for approval first. Mr. Davies informed Mr. Middleton that there needs to be a 3 ft. concrete or paver buffer between the sidewalk and stoned driveway. Mr. Middleton stated that it would be installed. Mr. Davies asked if they would cut down the maple tree and if so would they replace it with a shade tree. Mr. Boylan agreed.

Mr. Fowler asked for a start and completion time. Mr. Boylan stated he would like to start in the Fall and it would be about an eight-month project.

Chairman McDermott stated he is struggling with the building coverage calculation listed on the plan. He came up with 32.8%, which is over the allowable 30% and would be another variance. Mr. Middleton and Mr. Cochran agreed and asked the Board to allow the additional variance.

ZONING BOARD OF ADJUSTMENT
JUNE 25, 2009

No public comments.

Vice Chairman Lynch stated he likes seeing old houses being improved.

Mr. Young and Ms. Weir stated they are in favor of the application.

Mr. Fowler stated he feels the upgrades would be tasteful.

Chairman McDermott stated the positives outweigh the negatives.

Mr. Fowler made a motion to approve the application, which was seconded by Mr. Davies and approved by the following vote:

In the Affirmative: Messrs. McGill, Young, Davies, Fowler, Lynch and McDermott,
and Ms. Weir

Opposed:

Abstain:

Ineligible:

Mr. Fowler made a motion to adjourn the meeting, which was seconded by Vice Chairman Lynch and approved unanimously.