

FEBRUARY 8, 2024 AVON-BY-THE-SEA PLANNING BOARD MINUTES

Chair Richard Maloney opens the meeting at 7PM, reads the opening statement in compliance with the OPEN PUBLIC MEETINGS LAW and leads the Pledge of Allegiance to the Flag.

ROLL CALL :

PRESENT : Mayor Ed Bonanno, Chair Richard Maloney, Vice Chair Teresa Egan, John Ryan, Mike Davey, Marie Kenny, Sandra McLaughlin, Frank McGovern, Steve Mazouat, Fred Schoenhut, Doug Child, Dave Conaghan, Board Attorney Mark Kitrick, Board Engineer Ray Savacool

ABSENT : Commissioner John Magrini

MOTION by Ryan second by Maloney to approve the January 11, 2024 meeting minutes.

THE VOTE :

AYE : Maloney, Egan, Ryan, Davey, Kenny, McLaughlin, Mazouat, McGovern, Schoenhut, Conaghan

ABSTAIN : Child

MOTION PASSED

Vice Chair Egan takes chair as Maloney had been noticed for Child.

MOTION by Egan second by McGovern to memorialize the Child resolution -333 Garfield Avenue.

THE VOTE :

AYE : Egan, Davey, Kenny, McLaughlin, McGovern, Mazouat, Schoenhut, Conaghan

ABSTAIN : Maloney, Ryan, Child

MOTION PASSED

Chair Maloney sits for remainder of the meeting.

FIRST application submitted by Carmine and Karen Anzalone owners of 319 Garfield Avenue. Block 32 Lot 6. The Anzalones seek approval to renovate and construct an addition to the single- family residence.

Attorney Mark Aikens is representing the Anzalones.

Mr. Kitrick swears in Architect Brendan McHugh, Joe Kocuiba P.P. and Engineer Ray Savacool.

Mr. Aikens describes the existing property and the need to bring the property up to current code and improve living standards. The home was built in 1908.

Entered into evidence are exhibits- **A1- PACKAGE SUBMITTAL, A2 – FIRST FLOOR PLAN ON BOARD, A3 – SECOND FLOOR PLAN, A4 – ELEVATIONS NORTH AND WEST REVISED, A5- ELEVATIONS SOUTH AND EAST, A6- COLOR RENDERING OF FRONT OF PROPOSED.**

Mr. McHugh testifies to his design intent to keep Historical character of the home, enlarge rooms and create a rear covered. Mr. McHugh addresses Mr. Savacool's review letter dated 12/12/2023 porch. Mr. McHugh goes into detail regarding the interior renovation.

No questions from the public.

Mr. Joe Kocuiba P.P. testifies to the application. He describes the existing nonconformities. Kocuiba refers to the Plot Plan on the board. Testifies that they will rectify the impervious coverage. Mr. Kocuiba testifies to the reasoning behind the height variance. Believes that the variances can be granted with no detriment to the surrounding properties.

Board members questions Mr. Kocuiba concerning impervious coverage.

Comments from the public:

Gary Raykovitz of 315 Garfield Avenue states that he is in support of the application.

MOTION by Bonanno second by Mazouat to approve the application.

THE VOTE:

AYE: Bonanno, Egan, Davey, Kenny, McLaughlin, McGovern, Mazouat, Schoenhut, Conaghan

ABSTAIN : Maloney, Ryan, Child

MOTION PASSED

NEXT on the agenda is an application submitted by Sentinel Property Management, LLC owners of 107 Woodland Avenue, Block 22 Lot6.01.

Attorney Michael R. Rubino is serving as counsel for the applicant, Mr. Marco Neves architect and owner of the property.

Mr. Rubino enters into evidence exhibits **A1- EXTERIOR PHOTO BOARD A2-PHOTO BOARD NEIGHBORING HOMES, A3- APPLICATION PACKET, A4- RENDERING OF PROPOSED RENOVATION, A5- AERIAL OF NEIGHBORHOOD.**

Mr. Kitrick swears in Marco Neves owner/architect, Joe Kocuiba P.P. and Board Engineer Ray Savacool.

Mr. Rubino describes the present conditions of the property and the proposal.

The applicant proposes a number of renovations and additions to the property

which includes a new front porch and second floor addition over the existing ground floor footprint. They intend to add a new roof and attic floor framing to accommodate a proposed attic layout along the dormers. New roofing exterior siding and trim as well as windows and doors throughout.

Mr. Neves describes the existing premises as an older home in need of repair and renovation. There are two units above the garage that have already been renovated. They will demo rear covered deck and part of ground level of garage and Bilco door. Dormers are discussed.

Discussion follows with board members and Mr. Neves concerning the driveway (possible strips), existing patio.

No questions from the public.

Joe Kocuiba as an engineer, testifies in support of the proposal. Mr. Kocuiba testifies to the current condition of the property and the proposal reducing impervious and building coverage. There is no detriments . A drywell will be added to the plans.to the surrounding area.

The applicant will remove walkway from the patio to garage. A drywell will be added to the plans. The rear porch will not be covered.

Changes discussed by board.

No comments or questions from the public.

Rubino sums up.

MOTION by Kenny second by Ryan to approve the application with noted changes.

THE VOTE:

AYE: Maloney, Egan, Ryan, Davey, Kenny, McLaughlin , McGovern

NO : 0

MOTION PASSED

NEXT on the agenda is an application submitted by Russ Piraino & Christine Stickler owners of 429 Norwood Avenue. The applicants propose to add rear additions to the first and second floors of the principal dwelling plus interior and exterior renovations.

Sworn in are

Architect Tom Petersen, Joe Taikino P.P., Christine Stickler, Russ Piraino and board engineer Ray Savacool.

Christine Sticker and Russ Piraino testifies to their desire to live in the area. The home will be a full time residence.

Architect Tom Petersen enters in to evidence exhibits **A1 – aerial photo , A2- 6 photos of the existing property, A3 – rendering of the proposal.**

Mr. Petersen testifies to the proposal. He states that the owners have already renovated the garage apartment. The main dwelling interior is antiquated. The plan is to make the outside aesthetically pleasing. The number of bedrooms will remain at three. Variances are required for existing sideyard setbacks and the 5’ addition to the rear of house. The plan is to reduce impervious coverage.

John Taikina P.P. testifies to Petersen’s plans. The plan will create a desirable visual affect. Mr. Taikina. He states that 14 homes on Norwood Avenue have garage apartments. He believes that the project’s aesthetic benefits and upgrades outway any detriments or negative criteria.

There are no questions or comments from the public.

Mr. Savacool goes over his review letter dated 12/14/2024.

From the public Kay Licausi of 405 Sylvania Ave. states that she is in support of the project.

Board members Ryan, Mazouat, Maloney discuss the proposal.

MOTION by Maloney to approve the application second by Egan.

THE VOTE:

AYE: Maloney, Egan, Ryan, Davey, Kenny, McLaughlin, McGovern

NO : 0

MOTION PASSED

MOTION TO ADJOURN BY Maloney

AYE : ALL

At the March 14, 2024 meeting the following was voted on.

MOTION by second by to approve the meeting minutes.

AYE :

ABSTAIN :

NO:

MOTION PASSED

Sheila Sullivan Planning Board Secretary