

Bay Head Planning Board

February 17, 2010

The regular meeting of the Bay Head Planning Board was held on Wednesday, February 17, 2010 at 7:30 p.m.

Mr. Shore read the following statement: "Pursuant to the applicable portions of the NJ Public Meetings Act, adequate notice of this meeting was mailed to the Ocean Star and posted in the corridor of this building and filed with the Bay Head Borough Clerk."

Roll Call: Brian Shore, William Furze, David Kellogg, Mayor Curtis, Bart Petrillo, Jennifer Barnes, Verity Frizzell, Edward Convey
Engineer - Susan Brasefield Attorney - Steven Zabarsky, Esq.
Absent: Kathleen Tell, Peter Harrington, Patricia Wojcik

The January 20, 2010 minutes were approved on a motion by Mr. Kellogg and seconded by Mr. Petrillo and passed with all in favor.

Mayor Curtis introduced Mr. Convey as the new Planning Board Second Alternate and was happy to have him on board. Mayor Curtis introduced Laura Tuzzolino as the new Planning Board Clerk. Mayor Curtis thanked Hannah Helbig for her years of service and welcomed Laura Tuzzolino.

Mr. Shore stated the next item is the continuation of the 101 Bridge Ave. application.

There was a motion by Ms. Barnes to hear the Applegate application first for the only purpose that Ms. Barnes and Mayor Curtis could not listen to the Paradise application. Mr. Zabarsky stated it was appropriate under the circumstances to hear the Applegate application first.

There was a motion to the floor.

Roll Call:

YEAS: Shore, Furze, Kellogg, Curtis, Petrillo, Barnes, Frizzell, Convey

NAYS: none

The first application, 2010-02, property located at 167 Park Ave., Block 16, Lot 13 was for Douglas & Patricia Applegate.

Mr. Douglas Applegate would be representing their application.

The following were marked into evidence:

- A-1 Application
- A-2 Denial Letter from Zoning Officer, dated 1/19/10
- A-3 Survey of property, dated 8/26/09
- A-4 Site Plan for the porch addition, dated 8/28/09
- A-5 Proof of Service
- A-6 Proof of Publication
- A-7 Review letter from Board Engineer, dated 2/9/10

Mr. Douglas Applegate was sworn in by Mr. Zabarsky.

Mr. Douglas Applegate stated they are seeking to extend their porch across the front of the house for additional room. The applicants removed a portion of the existing rear deck to reduce the overall building coverage.

Maser's submission letter, dated 2/9/10, was reviewed.

There being no public comment Mr. Shore polled the Board members.

Ms. Barnes: In Favor, It is an aesthetic improvement and there is a decrease in lot coverage

Mr. Petrillo: In Favor, Same lot coverage

Mr. Kellogg: In Favor, The porch is an improvement to the streetscape

Mayor Curtis: Yes

Mr. Furze: Consistent Favor

Mr. Convey: Yes

Ms. Frizzell: Yes

Mr. Shore: Yes

A motion was made by Mr. Kellogg and seconded by Mr. Petrillo to approve the application and passed all in favor.

Roll Call:

YEAS: Shore, Furze, Kellogg, Curtis, Petrillo, Barnes, Frizzell, Convey

NEAS: none

Mr. Zabarsky stated the resolution for 137 Park Ave. will be memorialized at the next Planning Board meeting.

Mr. Shore stated the second application, 2010-01, property located at 101 Bridge Ave., Block 45, Lot 13 was for Mr. Jamie Paradise.

Mayor Curtis and Ms. Barnes were excused based on statute.

It was noted that Mr. Convey listened verbatim to the 1/2/10 Planning Board. The certification was marked B-1.

6 Members, 2/3 super majority needed to vote on a Bulk and Use Variance. 6 affirmative votes are needed to pass the Variances.

Mr. Gage, on behalf of Mr. Paradise, stated they would like to proceed.

The revised plans showed a 15.9% reduction in house size - 59.1% reduced to 49.7% and a 19% reduction in Lot Coverage – 63% reduced to 50.9%.

The following were marked into evidence:

A-12 Computer generated before and after drawings of the lot and building coverage

A-13 Architects' plans of subdivision, dated 2/1/10

A-14 Rear Elevation plans of 101 Bridge Ave., dated 2/4/10

A-15 Amended Improvement Plan, dated 2/8/10

A-16 Revised Submission Letter from Board Engineer, dated 2/12/10

A-17 Mr. Gage submitted a book titled "Bay Head 1879-1911" by William Schoettle

Mr. Burdick, Professional Engineer and Planner stated the amended plans removed 458 sq/ft. of building and deck from the rear of the structure. The building coverage goes from 58.84% down to 49.68%.

Concerning Mrs. Brasefield's review letter dated 2/12/10, Mr. Burdick addressed the comments.

The proposed setback to the southern property line is now 28ft. The steps are now within 27 ft., previously 19.5 ft. to the house and 14.5 ft. to the end of the steps and deck. This resulted in an additional 7.5 ft. of yard area. The applicant proposes a wider drive area for four parking spaces.

The adjusted height of the existing home resulted in no change in conformance.

Ms. Frizzell questioned page 1 of 1 of the A-1, Rear Elevation plans. Paradise explained from the revised site plan the new house was moved 20 ft. back so no variance is needed. The setback to the side step is 11.5 ft.

The board discussed questions pertaining to the open deck and the A/C units.

Mr. Gage reviewed A-17, Bay Head history book in reference to the questions raised about the southeast corner. The house was originally built around 1890. The back of the house was there at that time.

Mr. Shore stated, nice job, the new house is under the lot coverage and a large part is the porch.

Mr. Petrillo reviewed the windows of the house as a possible fire hazard.

No Public Comment.

Caucus Members:

Ms. Frizzell: Pleased, In Favor

Mr. Convey: Done what could be to conform, Yes

Mr. Furze: Yes, welcome to our Borough

Mr. Kellogg: Remarkable to make it work, Yes

Mr. Petrillo: Agrees with Mr. Kellogg, It is a plus to change the use, Yes

Mr. Shore: Complimented what was done, Yes

Mr. Petrillo moved the application be approved. This motion was seconded by Mr. Kellogg and passed on Roll Call vote.

Roll Call:

YEAS: Shore, Furze, Kellogg, Curtis, Petrillo, Barnes, Frizzell, Convey.

NAYS: none

Mr. Zabarsky stated the resolution for 101 Bridge Ave. will be memorialized at the next Planning Board meeting.

New Business:

Open Porches

Front yard setbacks and possible changes to the land use ordinance were discussed. Ms. Frizzell will draft a letter regarding open porches and e-mail the Planning Board Members, Pt. Pleasants' language for review.

Mr. Zabarsky announced the state allows four alternates to the planning board. The Bay Head ordinance is two alternates. Mr. Zabarsky will draft a letter and forward it to the Mayor and Council.

Old Business

A motion was made by Mr. Shore and seconded by Ms. Frizzell to pay the following voucher:

Maser/101 Bridge Ave.	1,036.00
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There being no further business the meeting adjourned.

Respectfully Submitted,

Laura Tuzzolino
Board Clerk

