



Resolution Log

2009 Zoning Board of Adjustment

<u>ZBA #</u>	<u>Applicant</u> <u>Property Address</u>	<u>Block</u> <u>Lot</u>	<u>Decision of the</u> <u>Board & Date Memorialized</u>
Z09/01	Election of Board Chair	N/A/	Robin Price
Z09/02	Election 1 st Vice Chair	N/A	James Gilligan
Z09/03	Election 2 nd Vice Chair	N/A	Roger Eichenour
Z09/04	Appointment of Attorney	N/A	Monica C. Kowalski, Esq.
Z09/05	Appointment of Board Engineer	N/A	Leon S. Avakian, LLC Matt Shafai, P.E.
Z09/06	Confirm the Appointment of Planner to the Board	N/A	T & M Associates – Martin Truscott
Z09/07	Confirm Designation of Newspaper To Be Used By Public/Board	N/A	Asbury Park Press The New Coaster
Z09/08	Establish Dates of Regular & Special Meetings, Time & Meeting Location	N/A	See attached schedule
Z09/09	Martin Ryan 4 Chapman Ave	Blk 6007 Lot 55	Bulk Variance <i>Variance to approve an n-ground pool installation as the proposed swimming pool walkway and retaining wall do not meet setback requirements for rear and side yard have been granted based on the revised free form pool plan. Drainage system as shown on the plans must be an underground pipe system and lead to the street for adequate and proper drainage.</i> Adopted 1-14-09 & memorialized 2-4-09
Z09/10	LVAA LLC Judith Brown 1809 1/2 Stratford Avenue	Blk 224 Lots 23, etc	Denial of Use Variance Applicant has been denied a Use Variance to expand a pre-existing, non-conforming use. No approvals have been granted for a proposed expansion. Adopted 1-14-09 & memorialized 2-4-09
Z09/11	Irma Rojas 9 Memorial Drive	Blk 154 Lot 4	Dismissal With Prejudice Dismissed in their entirety: for pre-existing non-conforming use & for preliminary & final site plan approval of site plan; hereby dismissed in their totality for lack of persecution, further, applicants have failed & refused to follow Board directions by posing appropriate escrow in a timely manner, failing to provide a site plan for review, failing to provide transcripts for review and failing to offer professional testimony as directed; also failure to appear on their scheduled hearing date. Application Dismissed. Adopted 2-4-09 & memorialized 3-4-09

<u>ZBA #</u> <u>09-</u>	<u>Applicant</u> <u>Property Address</u>	<u>Block</u> <u>Lot</u>	<u>Decision of the</u> <u>Board & Date Memorialized</u>
Z09/12	Body's Unlimited 1704 Huntington Ave	Blk 213 Lot 385	Dismissal with prejudice Dismissed in their entirety: Relief from ordinance requirements to allow expansion of non-conforming use; auto body shop in C-6zone; and bulk requirements, continue existing lot width, depth, frontage, setback, decrease side setback, increase building coverage is hereby dismissed with prejudice. Adopted 2-4-09 & memorialized 3-4-09
Z09/13	Rebecca Wilburn 21 Phoebe Drive	Blk 8002 Lot 21	Bulk Variance Applicant is granted a variance approving a porch/deck in the front yard of subject property. Adopted 3-4-09 & memorialized 4-1-09
Z09/14	G. Fox & K. Shaunessy 106 Ivins Road	Blk 491.01 Lot 7	Bulk Variance Variances granted to reconstruct a 20x20'17' in height garage, 9.39' from the nearest property lien, in violation of the rear yard setback and to have a building coverage of 32.03% were a maximum of 30% is permitted and lot coverage of 55.77% where a maximum of 45% is permitted. Provision that there is NO living quarters in the garage and to be used for storage only. Allow pull down stairs to allow for storage in attic. Adopted 3-4-09 & memorialized 4-1-09
Z09/15	Thomas A. Clericuzio 401 Highway 35	Blk 251 Lot 53	Use Variance Use variance, has been granted to sell used cars in a limited number, in addition to leasing and detailing as is currently permitted at this site; this is NOT to be deemed a used car lot but is to be considered an ancillary use to the current detailing business located on the property; it is specifically conditioned by the board that this variance for an ancillary use run with the business, NOT THE LAND, when the business terminates do shall the variance for ancillary use. Adopted 4-1-09 & memorialized 5-6-09
Z09/16	Patricia Rizzo-Dodig 307 Durand Rd	Blk 504 Lot 1091-1092	Bulk Variance Variance granted for lot coverage to allow the proposed construction of a paver patio with walkways to the side & rear of the property. the max permitted lot coverage is 45%, the existing lot coverage if 57.94%, and the proposed additions to the patio area will create a coverage of 66.22%: Drywells are to be included with the approval of the Twp Engineer; along with any necessary overflows and the location to be approved by the Twp Engineer. Adopted 5-6-09 & memorialized 6-3-09
Z09/17	Chris Schembri 6 Lorraine Drive	Blk 463 Lot 4	Bulk Variance Rear yard setback variance of 21 ft where 30 feet is required. Adopted 6-3-09 & memorialized 6-3-09
Z09/18	Dora Kuzsma 13 Main Ave/14 Olin	Blk 10 Lot 556	Denial of Sub-Division Denial of the request for a sub-division of the property into two separate lots. Adopted 6-3-09 & memorialized 7-1-09

<u>ZBA #</u>	<u>Applicant</u> <u>Property Address</u>	<u>Block</u> <u>Lot</u>	<u>Decision of the</u> <u>Board & Date Memorialized</u>
--------------	---	----------------------------	--

Z09/19	Michele Marrucca 403 Wayside Road	Blk 532.01 Lot 9	Bulk Variance
--------	--------------------------------------	---------------------	---------------

A variance to allow the existing gravel driveway located at the subject property to continue as paved, which driveway is less than three [3] feet from the property line. Adopted 6-3-09 & memorialized 7-1-09

Z09/20	Raymond E. Smith 639 Wayside Rd	Blk 8010 Lot 1	Bulk Variance
--------	------------------------------------	-------------------	---------------

*A variance to allow 6 ft fenced to be installed around the perimeter, fence shall be “stockade type” fence, with gate. Any and all ordinances related to backyard storage or boat storage are in **full** force and effect & subject to enforcement in the event of a complaint. Adopted 7-1-09 & memorialized 8-5-09*

Z09/21	Ocean Grove Historical Preservation Society [Jersey Shore Arts Center]	Blk 147 Lot 244 64 So. Main Street	Use Variance, Minor Sub- Division & Height variance
--------	--	--	--

Applicant is granted a d [1] variance and /or a d [6] use variance pursuant to NJSA 40:55d-70 for minor sub-division approval whereby there will be a division of a sing lot into two [2] lots where there is a principal structure in a district restricted against such principal structure.. Further the variance is granted due to the fact that, the principle structure maintains a height of 51.7 feet where only 35 feet are allowed and same is a restored historic structure. Note proposed access easement will be removed from site plan by agreement of the applicant. Adopted 8-5-09 & memorialized 9-2-09

Z09/22	CBS Outdoor Inc., 2990 St Hwy 66	Blk 1006 Lot 1	Use Variance, Bulk Variance
--------	-------------------------------------	-------------------	-----------------------------

Applicant has been granted a use variance to construct or re-construct a non-conforming billboard. Applicant is permitted to modernize its existing structure per the plans submitted for a tri-vision sign, as attached hereto, Applicant also seeks bulk variance relief for front yard setback, which is hereby granted as the necessity for the variance was subject to interpretation of the location of the sign or the center pole support. A revised site plan indicating appropriate lighting and landscaping must be submitted, to the Board’s Engineer and Planner for approval prior to any permits being issued for construction. Adopted 8-5-09 & memorialized 9-2-09

Z09/23	Julie Hekker 37 Ocean Pathway	Blk 25 Lot 438	Bulk Variance
--------	----------------------------------	-------------------	---------------

Variance granted to install a deck on the front of the non-con-forming multifamily residence, on the second floor above the existing porch. Further, applicant seeks to install a four feet fence in a small area on the Central Avenue side of the building [Hekker’s side] in contravention of the ordinance. However, the height of the railings on the deck must comply with code. Adopted 8-5-09 & memorialized 9-2-09

<u>ZBA #</u>	<u>Applicant</u>	<u>Block</u>	<u>Decision of the</u>
<u>09-</u>	<u>Property Address</u>	<u>Lot</u>	<u>Board & Date Memorialized</u>

Z09/24	Robin Margolis 35 Ocean Pathway	Blk 25 Lot 440	Bulk Variance
--------	------------------------------------	-------------------	---------------

Variance has been granted to install a deck on the front of the non-conforming multifamily residence, on the second floor above the existing porch. However, the height of the railings on the deck must comply with code.

Adopted 8-5-09 & memorialized 9-2-09