

WILDWOOD CREST LAND USE BOARD MEETING
ZONING BOARD OF ADJUSTMENT
Meeting Minutes – 20 July 2021
Borough Hall, 6101 Pacific Avenue

draft

Chairman Bill Bumbernick called the meeting to order at 5:00 pm and led the Pledge of Allegiance, read the Open Public Meetings Act and announced emergency exits.

Secretary Rogers took roll call: Bernstein, present; Bumbernick, present; Levy, present; Mettler, present; Rosenfeld, absent; Stuart, absent; Tenaglia, present; Franco, present; Vogdes, present. Solicitor Robert Belasco, Esq., present; Secretary Rogers, present; Joseph Mohnack of DeBlasio and Associates, present. A quorum was declared.

Minutes from the meeting of 18 May were distributed for review and approval or correction. Mr. Mettler moved to approve the minutes as distributed; Mr. Bernstein seconded. Roll call: Levy, abstain; Mettler, yes; Vogdes, yes; Franco, yes; Bernstein, yes; Tenaglia, yes; Bumbernick, yes. Minutes approved as distributed.

Board member Stuart entered the meeting at 5:07 p.m.

There was one application to come before the board:

ZB-21-07-01: Vince and Lisa Marinaro, owners of the property located at 116 E. Myrtle Rd., a/k/a blk 66, lots 30 & 31, in the R-2 zoning district,"c"2 variance relief and site plan waiver to construct an addition to a duplex on a lot containing a duplex and a single family dwelling. Applicant represented by Andrew D. Catanese, Esq. Mr. Catanese approached the board, introduced himself, and described the application. Property owner Lisa Marinaro and architect Matthew Sprague were sworn in, and Mr. Sprague was qualified as an expert. Mrs. Marinaro said her parents purchased the house in 1978, and she and her husband subsequently purchased it from them. She said they would like to add one bedroom to the existing duplex structure while retaining the "Crest look", noting she had participated in the design wanting to keep the original character. Mr. Catanese introduced Exhibit A-1, five photographs of the existing structure and surrounding neighborhood. Mrs. Marinaro described the photos for the record. Mr. Catanese said there are currently two dwelling units in the main house and one apartment in the rear; Mrs. Marinaro added as part of the application they would like to add an additional bedroom to the second floor unit. She said the only entrance to the second floor unit is via the outside stairs. Mr. Sprague described the proposed project and floor plans in detail siting the application and plans. He said the duplex structure will be raised and upgraded with a new foundation, new porch. He showed a rendering saying the appearance of a single family home will be retained. Mr. Sprague noted pre-existing conditions on the site. Mr. Sprague said they propose to increase the curb cut so as to accommodate six cars stacked although only four spaces will count under borough ordinance; he added there will a small apron on the inside of the sidewalk with the remainder of the driveway composed of crushed stone. The purpose of the apron is to mitigate stone drift on to the sidewalk. Addressing a statement from Mr. Catanese that a duplex structure larger than the proposed structure could be constructed on the site, Mr. Sprague said constructing such a duplex was never a consideration, noting the proposed changes will result in a net of seven bedrooms where a large duplex could contain as many as ten bedrooms. Mr. Sprague said the project will provide a significant improvement including a roof tear-off and replacement at a minimum 6/12 pitch, new foundation, conforming eave height, and habitable floor area. Answering Mr. Catanese, Mr. Sprague opined purposes of the act a., b., c., e., h., and i. will be served. Mr. Sprague showed a rendering of the proposed structure which was labeled exhibit A2.

Responding to a query from Mr. Tenaglia Mrs. Marinaro described the rear unit as storage on the first floor with a small living room, kitchen, bathroom, and two bedrooms on the second floor. Answering Ms. Levy, Mrs. Marinaro said the rear building will be sided and reroofed to match the main house. Mr. Mettler opined since the duplex is being made to look like a single family dwelling, why not turn it into a single family dwelling. Mr. Catanese said the duplex exists. Mrs.

Marinero added they want to retain the three units to accommodate their family. It was noted street parking will not be compromised.

Mr. Mohnack addressed the engineer's report (attached hereto and made part hereof) saying comments and conditions had been satisfied adding a street opening permit might be required.

Chairman Bumbernick opened the meeting to the public. Michael Armstrong, owner of the property located at 112 E Myrtle Rd was sworn in. Mr. Armstrong spoke in favor of granting the relief noting the improved parking situation.

No other members of the public spoke.

Solicitor Belasco read the findings of fact into the record describing the property and listing the variance relief sought. He named the owners, professionals, public, and listed exhibits. Mr. Belasco noted the conditions of approval as outlined in the engineer's report, and the concrete pad adjacent to the sidewalk leading to the parking area. Mr. Tenaglia moved to accept the findings, Ms. Levy provided the second. Roll call: Levy, yes; Mettler, yes; Stuart, yes; Vogdes, yes; Franco, yes; Tenaglia, yes; Bumbernick, yes. Findings accepted.

Mrs. Franco opened deliberation with all board members joining. Most agreed maintaining the character of the building and not creating a large duplex was positive as were the considerations for life safety issues and maintenance of open space. Mr. Mettler expressed concern about the rear apartment and density.

In conclusion Mr. Catanese said the nonconformity exists necessitating the "d"2 variance, but a new construction duplex could be larger, opining the project as presented preserves the character of the neighborhood.

Mr. Bumbernick added he wished every duplex looked like a single family with Mr. Tenaglia saying although there were a number of public present, none spoke against the application.

Mr. Tenaglia moved to approve the "d"2 variance relief, Mr. Stuart provided the second. Roll call: Levy, yes; Mettler, no; Stuart, yes; Vogdes, no; Franco, yes; Tenaglia, yes; Bumbernick, yes. "d"2 relief approved.

Mr. Tenaglia moved to approve the "c" variance relief and site plan waiver with conditions as outlined, Mrs. Franco provided the second. Roll call: Levy, yes; Mettler, yes; Stuart, yes; Vogdes, yes; Franco, yes; Tenaglia, yes; Bumbernick, yes. "C" variance and site plan waiver approved with conditions.

There were no resolutions to be memorialized.

There were no administrative resolutions.

There was no old business.

There was no new business.

The Board will meet 17 August at 5 p.m.; there are resolutions to come before the board on that date.

On motion of Ms. Levy, second by Mr. Tenaglia, the meeting adjourned by affirmative voice vote at 6:21 p.m.

Secretary