

**Borough of Highlands
Zoning Board of Adjustment
Regular Meeting
March 6, 2014**

Meeting Location: Highlands Elementary School, 360 Navesink Ave., Highlands

Mr. Braswell called the meeting to order at 7:35.

Mr. Braswell asked all to stand for the Pledge of Allegiance.

Mrs. Cummins made the following statement: As per requirement of P.L. 1975, Chapter 231, notice is hereby given that this is a Regular Meeting of the Borough of Highlands Zoning Board of Adjustment and all requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board.

ROLL CALL:

Present: Mr. Kutosh, Mr. Knox, Mr. Gallagher, Mr. Fox; Mr. O'Neil; Mr. Braswell

Absent: Ms. Ziemba, Mr. Mullen

Late Arrival: Ms. Pezzullo arrived at 7:43 p.m.

**Also Present: Carolyn Cummins, Board Secretary
Greg Baxter, Esq., Board Attorney
Robert Keady, P.E., Board Engineer**

**ZB#2013A Sommer, Pete
29 Ocean Ave., Block 99 Lot 26
Review of Application & Set P.H. Date**

Present: Peter Sommer

The Board reviewed the application with Mr. Sommer and the following was stated:

1. The application has lifted the house and is building an additional living level under the house.
2. The application requires a variance for 100% addition. The Ordinance does not permit vertical addition of 100% of foot print of building.

Mr. O'Neil offered a motion to schedule the public hearing for April 3rd, 2014, seconded by Mr. Knox and approved on the following roll call vote:

ROLL CALL:

**AYES: Mr. Fox, Mr. Kutosh, Mr. Knox, Mr. Gallagher, Mr. O'Neil,
Ms. Pezzullo, Mr. Braswell**

NAYES: None

ABSTAIN: None

**ZB# 2014-4
Gelpin, Prince
Block 101 Lot 19 – 1 Locust Street**

Present: Prince Gelpin

The Board reviewed the application and the following was stated:

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1. Mr. Gelpin is the owner of the house that collapsed during the lifting process.
2. Mr. Gelpin wants to rebuild on the same footprint.
3. He discussed the setbacks and lot, the building coverage and variances.
4. *Variances are needed – discussed.*
5. The Board had required a building plot plan.
6. The applicant must get his engineer to sign and seal the plans.

The matter was put on for a public hearing on April 3rd, 2014.

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Resolution

**ZB#2013-2 Hennessy, E.
75 Bay Ave., Block 41 Lot 8**

Mr. Gallagher moved to approve the Resolution, seconded by Mr. Fox and approved on the following roll call vote:

ROLL CALL:

**AYES: Mr. Fox, Mr. Kutosh, Mr. Knox, Mr. Gallagher, Mr. O'Neil,
NAYES: None
ABSTAIN: None**

Public Hearings on Unfinished Business

The following statements were made regarding Prince Gelpin:

7. He owned the house that collapsed during the lifting process.
8. He wants to rebuild on the same footprint.
9. He discussed the setbacks and lot, the building coverage and variances.
10. He needs a building plot plan.
11. R-1-03 zone revises application.

The matter was put on for public hearing on April 3rd, 2014.

Public hearing and unfinished business:

**ZB#2013-11 Davis, James & Patricia
139 Bay Ave., Block 46 Lot 5**

Mr. Baxter explained the public hearing, adoption of , no need for use. He stated that it makes more sense for the Zoning Officer to issue zoning permit then dismiss.

Carolyn Cummins stated that the issue was when they raise, do they need a variance.

The Board briefly discussed.

Mr. Gallagher stated that this action was for a non-conforming wall.

The Board had a brief discussion.

The Board found that the variance requested is no longer valid.

Mr. Gallagher offered a motion to dismiss, seconded by Mr. Knox and approved on the following roll call vote:

ROLL CALL:

**AYES: Mr. Kutosh, Mr. Knox, Mr. Gallagher, Mr. O'Neil, Ms. Pezzullo
NAYES: None
ABSTAIN: None**

New Business

**ZB#2014-1 Castillitto, Anthony
361 Shore Dr., Block 103 Lot 10**

Present: Anthony Castillitto

The following items were marked as exhibits:

- A-1 Variance application
- A-2 Zoning denial
- A-3 Elevation certification
- A-4 Proposed plot plan

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- A-5 Portion of survey, pre-demolition
- A-6 Architect drawings, 7 pages by _____ 12/30/13
- A-7 Highlands construction permit
- B-1 Board engineer letter – 1/29/13

Mr. Anthony Castillitto was sworn in and offered the following testimony:

1. The contractor demo'd the house with no permission.
2. Variances – front 13.5/side-2.2/2.5. The deck on the second floor – setback variance 35/3.2 plus pre-existing lot area, frontage.
3. The existing shed will be removed.
4. The structure will be elevated.
5. There will be on-site parking.
6. He will take care of any damage to the curb.
7. He will submit signed version of plan.

Mr. Braswell opened up the public portion but there were no questions or comments..

Mr. Gallagher offered a motion to approve, seconded by Mr. Kutosh and approved on the following roll call vote:

ROLL CALL:

AYES: Mr. Fox, Mr. Kutosh, Mr. Knox, Mr. Gallagher, Mr. O'Neil, Mr. Braswell, Ms. Pezzullo

NAYES: None

ABSTAIN: None

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**ZB#2014-2 Yaroli, Stephen
32 Cornwall St. Block 52 Lot 14
Hearing on New Business**

Mr. Baxter approved the notice.

The following items were marked as exhibits:

- A-1 Variance application
- A-2 Zoning Board denial dated 2/10/14
- A-3 Survey – Tom Santry – 12/3/13
- A-4 Architect plans/drawings dated 2/20/14
- A-5 Neighborhood survey – 3 pages
- B-1 Board engineer letter

Sworn in:

Stephen Yaroli, 525 East Rd., Belford
Catherine Franco, 150 ___ Ave., Atl. Holds.

Ms. Franco offered the following statements:

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1. Want to build new house and center it on the lot
 2. Propose 4 feet where 3½ feet exist
 3. Went over setbacks and zoning charts
 4. Described A-4
 5. Proposed 3 bedroom ranch
 6. Discussed North Street setbacks
 7. There is no height issues
 8. Two parking spaces will be under the structure accessed from North St.
 9. Structure to be built on pilings
 10. She will amend plans and submit drawings
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Mr. Braswell opened up the public portion but there were no questions or public comments.

Mr. Gallagher offered a motion to approve the application, seconded by Mr. Knox and approved on the following roll call vote:

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AYES: Mr. Fox, Mr. Kutosh, Mr. Knox, Mr. Gallagher, Mr. O'Neil, Ms. Pezzullo,
Mr. Braswell
NAYES: None
Abstain: None

**ZB#2014-3, Kajiji, Shama
15 Seadrift Ave. Block 72 Lot 34
Publican hearing on New Business**

Present: Shama Kajiji

The following exhibits were marked:

- A-1 Variance application
- A-2 Zoning Board denial
- A-3 Plot Plan dated 1/20/14
- A-4 Architectural 2/28/14 and 3/1/14
- A-5 Elevation certification
- A-6 1 page hand drawing
- B-1 Board engineer letter

Ms. Kajiji was sworn in.

Mr. Robert Keady was sworn in and offered the following testimony:

1. An existing deck is being enclosed
2. 13.7 rear yard – no change
3. The lot coverage calculated with driveway
4. Probably won't be a variance
5. A-3 Plans to the left is existing and to the right is proposed.
6. Not much changed in the footprint, smaller house in length.
7. There will be two parking spaces under the house.
- 8.

Ms. Kajiji stated that parking will be for two and under the house.

Ms. Keady stated that two spaces should fit.

Ms. Kajiji stated she is keeping existing dwelling with a new addition.

Mr. Keady stated they may need a letter of no interest.

Mr. Gallagher offered a motion to approve the application, seconded by Mr. Fox and approved on the following roll call vote:

ROLL CALL:

AYES: Mr. Fox, Mr. Kutosh, Mr. Knox, Mr. Gallagher, Mr. O'Neil, Ms. Pezzullo,
Mr. Braswell
NAYES: None
ABSTAIN: None

Approval of Minutes:

Mr. Kutosh offered a motion to approve the February 6, 2014 meeting minutes. Seconded by Mr. Gallagher and approved on the following roll call vote:

ROLL CALL:

AYES: Mr. Fox, Mr. Kutosh, Mr. Knox, Mr. Gallagher
NAYES: None
ABSTAIN: None

Mr. Gallagher offered a motion to adjourn the meeting. Seconded by Mr. Kutosh and all were in favor.

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The Meeting adjourned at 9:10 P.M.

Carolyn Cummins, Board Secretary

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