

**Borough of Highlands
Zoning Board of Adjustment
Regular Meeting
November 5, 2015**

Meeting Location: Highlands Fire House, 17-1 Shore Drive, Highlands, NJ.

Mr. Braswell called the meeting to order at 7:37 P.M.

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

Mrs. Cummins read 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. Fox, Mr. Kutosh, Mr. Knox, Mr. Mullen, Ms. Pezzullo, Ms. Ziemba, Mr. Braswell, Mr. Colby

Absent: Mr. Booth

Also Present: Carolyn Cummins, Board Secretary
Joseph May, P.E., Acting Board Engineer
Greg Baxter, Esq., Board Attorney

Mr. Braswell welcomed Larry Colby to the Board.

Mr. Baxter swears in Ms. Ziemba

**ZB#2015-7 Abbot, Dolores
65 Snug Harbor Avenue
Block 95 Lot 13
Hearing on New Business**

Present: Lori Ann Nolan, Applicants Daughter
Dolores Abbot, Applicant
Mark Zelina, P.E.
Ron Grammer, A.I.A.

Mr. Baxter stated that he has reviewed the public notice and mailing receipts and all is proper therefore the Board has jurisdiction to proceed.

The following documents were marked into evidence:

- A-1: Variance Application
- A-2: Zoning Denial
- A-3: Building Permit Plot Plan
- A-4: Zoning Officer Email dated October 1, 2015
- A-5: Foundation Plan
- B-1: Board Engineer Review Letter prepared by Joseph May

Mr. Baxter swore in the following people:

Lori Ann Nolan, 65 Snug Harbor Avenue, Highlands
Mark Zelina P.E. of Maser Consulting Engineer
____ Grammer, A.I.A.
Joseph May, P.E. Eastpointe Engineering

Lori Ann Nolan stated the following:

1. She is looking to have a rear addition to have enclosed stairs.
2. They are raising the home.
3. They are adding some ground space for entryway.
4. The stairs in the rear will be enclosed and they will get a chair lift.
5. The front deck is being replaced on the first floor.
6. Side decks off of kitchen will wrap around to the front deck.

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7. The other two decks are existing by the bedrooms.

Mr. Grammer described the deck replacement in the front, the new wrap around deck and the second floor decks. He stated that the stairs will be at ground level.

Mrs. Nolan explained that during a normal high tide how there is flooding. She also stated that there is no livable space on the bottom of the house.

Mr. Grammer stated that there will be additional 30 inches of fill.

Mr. Kutosh asked about parking underneath the home.

Mrs. Nolan replied that there would be no underneath garage because there is no room. There are two onsite parking spaces.

Mr. Kutosh stated that he is concerned with space for the onsite parking and the width.

Mrs. Nolan stated that there is plenty of off street parking.

Ms. Ziemba spoke about the need for one parking variance.

Mr. Braswell believes that they can get two onsite spaces with the stairs.

The Board discussed the concerned with the width for parking.

Mr. Braswell would rather give side yard variance rather than a parking variance.

Ms. Ziemba – or eliminate that portion of the deck or decrease setback to two feet to increase the width of the driveway.

Mr. Grammer said that they can move the joist to get a car in. They can move two posts out to make eight foot width.

Mr. May said greater than 8 feet would be preferred but it's up to the board with regard to the variance.

Mrs. Nolan then spoke about an existing roof top with no walls to store bikes.

Mr. Knox spoke about lot coverage issue with the shed.

Mrs. Nolan stated that both of the sheds will be gone.

Board wants gravel/stone in that location to decrease impervious coverage. The rear yard will be of impervious material.

Mr. May then questioned drainage.

Mr. Grammer stated that they have pervious in the back.

There was a discussion about drainage and that there is no change in the front so no change in runoff.

Mrs. Nolan said they will have gravel along the property line and any concrete damage will be replaced with gravel or grass

Mr. May stated they would be utilizing existing utilities so there would be no street opening. He questioned the lights and trash location.

Mrs. Nolan stated that trash would go under the deck near the side door.

Mr. May stated that there is no height variance required which he further explained.

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Mr. Baxter read out all of the required variances.

Mr. Braswell asked if there were any questions from the public but there were none.

Mr. Braswell asked if there were any public comments but there were none.

The Board had a discussion about the application.

Mr. May wants the water redirected to the front and revised plans to add note not to have runoff onto adjacent properties.

Mrs. Nolan stated that the existing foot fence will remain.

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

ROLL CALL:

AYES: Mr. Fox, Mr. Kutosh, Mr. Knox, Mr. Mullen, Ms. Pezzullo, Ms. Ziembra,
Mr. Braswell

NAY: None

ABSTAIN: None

Approval of Minutes

Ms. Pezzullo offered a motion to approve the minutes with a typo correction on page 1 item 12, seconded by Mr. Mullen and approved on the following roll call vote:

ROLL CALL:

AYE: Mr. Fox, Mr. Kutosh, Mr. Knox, Mr. Mullen, Ms. Pezzullo, Mr. Braswell

NAY: None

ABSTAIN: None

Location of Meeting Change

Mr. Kutosh offered a motion to change the meeting locations for the December and January meeting to the Robert D. Wilson Memorial Community Center. Seconded by Mr. Mullen and approved on the following roll call vote:

ROLL CALL:

AYE: Mr. Fox, Mr. Kutosh, Mr. Knox, Mr. Mullen, Ms. Pezzullo, Ms. Ziembra,
Mr. Braswell

NAY: None

ABSTAIN: None

Ms. Pezzullo offered a motion to adjourn the meeting, seconded by Mr. Fox and all were in favor. The meeting adjourned at 8:26 P.M.

Carolyn Cummins, Board Secretary