

December 12, 2023

This meeting of the Neptune City Land Use Board was called to order by Chairwoman Patricia Gerand.

Flag Salute

**ROLL CALL:**

Present: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, John Amoscato, Larry Cross, Craig Morcom, Erin Maciorowski, Donald Smith and G. Vella, Esq.

Absent: Danielle Pappas, Michele McGuigan and Sharon Williams

This meeting was held pursuant to the provisions of the Open Public Meetings Law. An annual list of meetings was published in the Asbury Park Press and The Coaster and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

**MINUTES:** A motion to dispense with the reading of the minutes of the November 8, 2023 meeting and accept as received was made by Randy Reynolds and seconded by Larry Cross. Abstain: Patricia Gerand and Andrew Wardell. All in favor

**APPLICATIONS: 23-09 Bridget Dowd 112 Hillside Avenue – Blk 51 Lot 9 -Bulk variance for a side yard setback to build a second level over existing dwelling.**

Sworn: Bridget Dowd  
112 Hillside Avenue

A-1 Survey

A-2 Archt Plans

LUB-1 Avakian Letter

The applicant proposes to construct a second story addition. This is a small dwelling for a primary residence, and she would also like to make an addition to the kitchen and two full bathrooms. There is no negative impact. The addition is approx. 5 inches off regulations. This addition will make the 1600 sq ft residence more compliant and the only variance required is for the side yard setback.

Open to Public – Closed

There was a motion to draw a resolution to approve this application by Larry Cross and seconded by Mayor Andrew Wardell.

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr., Larry Cross, Craig Morcom, Erin Maciorowski and Donald Smith

**23-10 Robin Rudd 1114 Locust Avenue Blk 92 Lot 51-Bulk variance for a second storage shed. (Carried to next meeting)**

**23-11 Ed and Kate Sidley 59 Avondale Avenue–Blk 87 Lot 1 – Bulk Variances for a second story addition over existing footprint and connect detached garage.**

A-1 Survey

A-2 Arch. Plans

LUB 1 – Leon S. Avakian, Matt Shafai letter

Sworn: Kate Sidley and Ed Sidley 59 Avondale Avenue  
George Tsairis, Archt.

Mr. Tsairis gave a brief synopsis of the proposal for this application. Mr. Sidley stated that since they moved in, they have two children, and they need more room. The applicant feels the addition will better the neighborhood.

Mr. Tsairis explained that this is a corner lot with 2 front yard setbacks and the variances are pre-existing. The applicant proposes to go up vertically.

A-4 2 Photos of dwelling 1 existing and 1 proposed.

All windows will be updated, and the exterior of the dwelling will be resided. The 2<sup>nd</sup> floor will be a master suite and 2 bedrooms. The addition makes the house more conforming to code.

The variances required are 25' front yard setback and 15" rear yard setback with an open porch with 19' set back.

The applicant has eliminated the height variance.

Open to the Public Closed

This application has no adverse effect on the neighborhood.

There was a motion to draw a resolution to approve this application by Andrew Wardell and seconded by Larry Cross.

Aye: Patricia Gerand, Randy Reynolds, Andrew Wardell, Robert Reynolds, Jr., Larry Cross, Craig Morcom, Erin Maciorowski and Donald Smith

Randy Reynolds wished everyone Happy Holidays.

There being no further business before the Board a motion to adjourn was made by Larry Cross and seconded by Andrew Wardell. All in favor.

The meeting was adjourned at 7:45 pm.

Respectfully submitted,

Susan Hewitson  
Board Secretary