

June 1, 2023 Special Meeting

The June 1, 2023 Special Meeting of the Board of Adjustment opened at 7:30pm. The clerk read the notice of compliance with the "Open public meetings act." Present were Board members: Mr. Kelly, Mr. Dixon, vice chair Pasola, Mr. Davis, Mr. McGee, Mr. Neill, Ms. McFadden, Mr. Dealmeida and Chairman Struncius

Absent – Schneider and Driber

Also, present – Dennis Galvin, Charlie Cunliffe and Karen Mills

Denise Sweet – court Reporter

Motion by vice chair Pasola, second by Mr. Davis to memorialize the minutes of February 16, 2023 –

In favor: Kelly, Dixon, Pasola, Davis and Struncius

Opposed: None

Motion by vice chair Pasola, second by Mr. Kelly to memorialize the action and vote approving the minutes of March 2, 2023 –

In favor: Kelly, Dixon, Pasola, Neill and Struncius

Opposed: None

Applications

2018- 27 – White Sands – 1201 – 1205 Ocean Avenue – Block 27 – Lots 1, 4 & 5 – Applicant wishes to demolish two existing single-family dwellings on Lots 4 and 5 located in the SF5 zone and construct a three-story structure. The first floor will contain 28 additional parking spaces, the 2nd and 3rd floors will contain 19 new guest units. The applicant is also requesting to convert 4 rooms from the existing building to staff support facilities and exercise rooms on two levels. The net gain of guest rooms proposed is 34 in total.

Meeting can be viewed on this link <https://www.youtube.com/watch?v=m8va6HJJNG0>

Robert Shea, Attorney for applicant, credentials accepted, reviewed history of application. Three prior meetings – March 4, 2021; May 6, 2021 and May 2, 2022. Applicant has revised the prior submitted plans. It is a family run business and someone from the family is always there to deal with the daily operations.

The applicant is looking to extend the hotel into the SF5 zone. He believes this business will benefit the municipality and be a better experience for the guest and providing necessary improvements and upgrades. 20 brand new units but in the end, it will amount to 14 units with the removal of older units. The stoves have been removed and replaced with micro waves but the kitchen cabinets and refrigerator will remain. They believe the clientele wants bigger units for vacation.

The application requires a "D" variance since this is not a permitted use in the zone. Light house on roof has been removed and will be replaced with a small gazebo to accommodate wedding ceremonies and photos. Roof will only be able to be accessed by guest and a key job.

Ron Gasiorowski, attorney for objectors, is here to ensure that the applicant adheres to the zoning ordinance.

John Kaplan, attorney, representing the property owner at 1303 Ocean front, also here to make sure that the applicant complies with the zoning ordinance.

Chairman Struncius asked for clarity about the two homes on Washington that the applicant wants to demolish to enlarge the hotel and what zone they are in.

Millis Looney, PE, previously sworn reviewed revised engineering plans. Reviewed parking lot configuration

Ray Savacool questioned the size of the parking spaces; wants to ensure that larger vehicles would not be hanging out in the aisle. He also explained that the state gives you a bonus towards required parking spaces requirements for having electric charging stations. There will be 4 charging stations.

Audience questions/comments

Ron Gasiorowski, objector's attorney questioned Millis Looney, applicants, Engineer. Exhibit O-3 entered – Aerial Map 1201 Ocean Avenue. Millis Looney stated she had not seen this photo before.

She is not comfortable commenting since she had not been provided with this photo prior to the meeting. Area is on a different scale than her documents.

Joe Lipman, Washington Avenue, questioned height of proposed project and if it will interfere with the sun in the morning. Millis Looney stated that she can do a shadow study. Also, has location of garbage been established? He stated that the odor from their compactor has been an issue through the years, and now they are adding to the amount of garbage that will be produced. Also inquired about the height of the knee wall in the parking lot. The trucks are much higher today and the knee wall will not block the headlights.

Chairman Struncius inquired about the size of the garbage compacter. Millis Looney does not know.

Ray Savacool, board engineer commented that she previously stated that there will be no pole lighting.

Massimo Yezzi, applicants' architect, previously sworn, reviewed the revisions to the plan. He distributed the original plan (2020) for comparison to current revision (September 2022). Redesign to

make the building look softer; brought mezzanine down into roof top. Balconies have been removed for neighbors' privacy. Explained the reasoning for the larger units: area changing – people want amenities when they visit. Some units will have washer/dryers. Engineer letter was reviewed as it pertains to his expertise.

Mr. Kelly inquired how the additional laundry will be handled? Right now, they travel across the street with the dirty laundry. Mr. Kelly clarified that there is no provision for the additional laundry.

Mr. Davis wants to ensure that the cooking (stoves/ovens) are removed and they are removed from the revised plan. Massimo Yezzi stated there will be a refrigerator (No freezer) and a microwave. The upper-level mezzanine will have a bathroom and pullout couch.

Vice chair Pasola inquired about how it will negatively impact the neighbors. You have this structure encroaching into a residential area. I want you to prove to me that it will not be a negative impact.

Motion by Vice chair Pasola, second by Mr. McGee to carry application 2018- 27 – White Sands – 1201 – 1205 Ocean Avenue – Block 27 – Lots 1, 4 & 5 – to October 5, 2023 at 7:30pm without notice.

In favor: Kelly, Dixon, Pasola, Davis, McGee, Neill and Struncius

Opposed: None

Application carried without notice

AGENDA

Meeting adjourned at 10:45pm pm

Attest: Karen L. Mills, Clerk of the Board