

BOROUGH OF DEAL
PLANNING BOARD/BOARD OF ADJUSTMENT MINUTES

October 29, 2024

The regular meeting of the Planning Board/Board of Adjustment of the Borough of Deal was called to order by Chairman Richard Cummings at 7:30 pm. FOLLOWING THE SALUTE TO THE FLAG, Ms. Barrett, read the following sunshine law, in conjunction with the “Open Public Meeting Law”, p.l. 1975 C231, the notice required by this statute has been satisfied as per a resolution passed on January 23, 2024 at 7:30 P.M. at regular virtual meeting of the Planning Board, Borough of Deal, Monmouth County, New Jersey. This meeting is a judicial proceeding. Any questions or comments must be limited to the issues of what this Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

ROLL CALL

Present: Chairman Cummings, Commissioner Simhon, Mandy Cohen, Ms. Nitka, Mr. Dweck,
Absent: Mrs. Jannarone, Joseph Cohen, Mayor Sam Cohen, Nicole Cohen, Mr. Zeevi, Mr.
Antebi

MINUTES

NONE

RESOLUTIONS:

#10-29-2024 (1) 19 Morgan Avenue

MOVED BY: Chairman Cummings

SECONDED BY: Commissioner Simhon

Roll call vote:

Ayes: Commissioner Simhon, Chairman Cummings, Mr. Dweck, Ms. Nitka

Nays: None

Abstain: Nicole Cohen

APPLICATIONS

18 Deal Esplande – (Cayre)

Notice was reviewed and deemed sufficient. The Board has jurisdiction to hear the application.

The following exhibits were submitted for the Board’s review: A-1 Application dated 9/12/2024; A-2 Survey dated 6/12/2024; A-3 Subdivision Plot Plan dated 9/9/2024; A-4 Notice and Publication; B-1 Leon S. Avakian, Inc. Technical Review dated 10/18/2024

Jennifer S. Krimko, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant placed her appearance on the record. Ms. Krimko submitted the following additional exhibits: A-5 Color rendered Plot Plan; A-6 Color Rendered Plot Plan overlaid on an aerial.

Ms. Krimko stated this application proposes to subdivide the existing almost 80,000 square feet lot into two oversized lots with ocean frontage on Deal Esplande. The minimum lot requirement for the zone is 18,750 square feet. Ms. Krimko described the surrounding properties.

Ms. Krimko indicated that any homes that may be constructed on the new lots can fully conform without variances.

Chairman Cummings opened the application for public questions and/or comments. There being none, the public portion was closed.

After deliberations, Commissioner Simhon made a motion to approve the minor subdivision; Seconded by Mandy Cohen.

Roll call vote:

Ayes: Ms. Nitka, Mr. Dweck, Mandy Cohen, Chairman Cummings, Commissioner Simhon

Nays: None

30 Sydney Avenue – (Pardo)

Notice was reviewed and was deemed adequate. The Board has jurisdiction to hear the application.

The following exhibits were submitted for the Board's review: A-1 Application; A-2 Zoning Denial dated 9/19/2024; A-3 Site and building layout plan; A-4 Notice; A-5 Service; B-1 Technical Review dated 10/8/2024

Robert Pasano, a New Jersey licensed engineer, representing the applicant was sworn in. The residential single-family lot in the R-1 Zone. The application is seeking a variance for a five-foot extension into the side yard setback for a 15' by 5' addition. It is a corner lot on Sydney and Ocean Avenues. The existing roofline of the house extends four feet into the setback. The proposal is to extend the roofline essentially to where the building already is.

Chairman Cummings opened the application for public questions and/or comments. There being none, the public portion was closed.

After deliberations, Commissioner Simhon made a motion to approve the application as presented; Seconded by Mr. Dweck.

Roll call vote:

Ayes: Ms. Nitka, Mr. Dweck, Mandy Cohen, Chairman Cummings, Commissioner Simhon

Nays: None

There being no further business before the Board Motion was made and Seconded to adjourn at approximately 8:00 pm.

The November 26, 2024 Planning Board meeting has been cancelled.

The next regularly scheduled meeting will be ANNOUNCED.

Respectfully submitted,
Michele A. MacPherson
State Shorthand Reporting Services, Inc.

