BOROUGH OF DEAL

PLANNING BOARD MINUTES

February 25, 2025

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: Mayor Sam Cohen, Commissioner Simhon, Mr. Antebi, Mr. Dweck, Ms. Nitka, Mr. Setton

Absent: Chairman Cummings. Joseph Cohen, Mandy Cohen, Nicole Cohen, Mrs. Jannarone, Mr. Zeevi

MINUTES

A motion was made to approve the minutes of the January 28, 2025 Regular Planning Board Meeting.

MOVED BY: Commissioner Simhon SECONDED BY: Mayor Cohen

By voice vote the January 25, 2025 Minutes were approved with Mr. Antebi, Mr. Dweck and Mr. Setton abstaining from the vote.

CORRESPONDENCE:

None.

RESOLUTIONS:

None.

ADMINISTRATIVE:

David Setton was affirmed as Alternate II for a two-year term to the Deal Planning Board.

ANNOUNCEMENTS:

The application of RH Shamah Trust for property located at 120 Monmouth Drive will be carried to the March 11, 2025 Planning Board Meeting in person at 7:30 pm in Borough Hall without further notice being required.

The application of Dweck for property located at 86 Neptune Avenue will be carried to the March 11, 2025 Planning Board Meeting in person at 7:30 pm in Borough Hall without further notice.

APPLICATIONS:

74 Runyan Avenue (Beyda) Cont'd from 8/3/2022

Mr. Antebi recused himself from hearing the application.

The Board is in receipt of the following exhibits: A-1 Resubmitted Application dated 2/1/2025; A-2 Survey; A-3 Photograph of existing property; A-4 Revised Architectural Plans dated 1/23/2025; A-5 Revised Plot Plans dated 1/27/2025; A-6 Notice to property owners and publication; B-1 Engineering Technical Review dated 2/14/2025

Jennifer S. Krimko, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. Ms. Krimko submitted the following additional exhibits: A-7 Aerial prepared by InSite Engineering; A-8 Site Rendering; A-9 Rendered Elevations.

Ms. Krimko introduced Patrick Ward, a New Jersey licensed Engineer. Mr. Ward was sworn in, and the Board accepted his credentials. Mr. Ward explained the existing conditions at the subject premises and described the surrounding properties.

The property is an undersized corner lot with a side yard easement along the Borough's Department of Public Works.

The proposal is to expand the second floor of the residence, installation a conforming 24' by 13' in-ground pool with a patio and pool house. The backyard improvements will be surrounded by evergreen screening.

A variance is being sought for the pool side yard setback along the DPW easement of 11 feet and 30 feet is required. The garage will be removed and replaced with the pool house. Mr. Ward opined that the benefits of granting of the variance outweigh any detriments to the public good, the zone plan or the Master Plan of the Borough.

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

Commissioner Simhon made a motion to approve the application as presented; Seconded by Mayor Cohen.

Roll call vote:

Ayes: Ms. Nitka, Mayor Cohen, Mr. Setton, Mr. Dweck, Commissioner Simhon

Nays: None

Recused: Mr. Antebi

There being no further business before the Board Motion was made and Seconded to adjourn at approximately 8:51 pm.

The next regularly scheduled meeting will be **held in person on March 11, 2025 at 7:30 pm.**

Respectfully submitted,

Michele A. MacPherson

State Shorthand Reporting Services, Inc.