BOROUGH OF DEAL

PLANNING BOARD MINUTES

June 24, 2025

The regular meeting of the Planning Board/Board of Adjustment of the Borough of Deal via ZOOM 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 28, 2025 at 7:30 P.M. at regular 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, Mrs. Jannarone, Mr. Antebi, Ms. Nitka, Ms. Tawil

Absent: Mayor Cohen, Commissioner Simhon, Joseph Cohen, Mandy Cohen, Nicole Cohen, Mr. Dweck, Mr. Setton

RESOLUTIONS:

None.

MINUTES

A motion was made to approve the May 27, 2025 Regular Planning Board Meeting Minutes.

MOVED BY: Chairman Cummings*(absent 5/27) SECONDED BY: Mr. Antebi

By voice vote the May 27, 2025 Minutes were approved with *Chairman Cummings abstaining from the vote.

CORRESPONDENCE:

None.

ANNOUNCEMENTS:

The applications for 72 Brighton, LLC for property located at 72 Brighton Avenue, and Tawil for property located at 26 Wallace Road will be carried to the July 29, 2025 In-Person Planning Board Meeting at 7:30 pm without further notice required.

APPLICATIONS:

103 Neptune Avenue (Levy)

The Board is in receipt of the following exhibits: A-1 Application/Checklist; A-2 Survey dated 9/17/2024; A-3 Photograph; A-4 Plot Plan dated 3/17/2025; A-5 Architectural Plans dated 2/18/2025; A-6 Property Owner List with publication; B-1 Leon S. Avakian engineering review letter revised 6/11/2025

Jennifer S. Krimko, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. Ms. Krimko submitted A-7 Color Rendered Aerial dated 6/24/2025. The proposal is to construct two-story addition with second story covered porch on the west side of the property. The applicant will comply with the Board's engineer comments. The property consists of two front yards and variances are needed. A 50-foot setback is required from Neptune Avenue and existing is 49.8 feet. On Atlantic Avenue 39.87-foot setback is proposed. The building height for the addition is set back and complies.

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

After deliberations, Chairman Cummings made a motion to approve the application as presented; Seconded by Mrs. Jannarone.

Roll call vote:

Ayes: Mr. Antebi, Ms. Nitka, Ms. Tawil, Mrs. Jannarone, Chairman Cummings

Nays: None

There being no further business before the Board Motion was made and Seconded to adjourn at approximately 8:01 pm.

The next regularly scheduled meeting will be **held in person on July 29, 2025 at 7:30 pm.**

Respectfully submitted,

Michele A. MacPherson

State Shorthand Reporting Services, Inc.