

**BOROUGH OF DEAL**

**PLANNING BOARD/BOARD OF ADJUSTMENT MINUTES**

**May 23, 2023**

A regular virtual meeting of the Planning Board/Board of Adjustment of the Borough of Deal was called to order by Planning Board Attorney Erik Anderson.

FOLLOWING THE SALUTE TO THE FLAG, Stephen Carasia, Board Secretary, 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 December 5, 1997 at 8:00 P.M. at Borough Hall at a 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 of those present: Mr. Antebi, , Mrs. M Cohen, Mrs. Jannarone, Chair Cummings, Mayor Cohen

Those Absent: Mrs. N Cohen, Mr. Kassin, Mrs. Mamiye, Mr. Zeevi, Vice Chair J. Cohen, Commissioner Simhon

**MINUTES –**

A motion was made by Chair Cummings and seconded by Mayor Cohen that the minutes of the meeting held April 25, 2023 meeting hereby be approved as presented.

**ROLL CALL VOTE**

Ayes: Mr. Antebi, Mrs. Jannarone, Chair Cummings, Mayor Cohen

Nays: None

Absent: Mrs. N Cohen, Mr. Kassin, Mrs. Mamiye, Mr. Zeevi, Vice Chair J. Cohen, Commissioner Simhon

Those Not Voting: Mrs. M Cohen

**CORRESPONDENCE - None**

**RESOLUTIONS-**

-Resolution 2023-009, 23 Marine Place, Block 56 Lot 6 and Resolution 2023-010, 103 Neptune Avenue, Block 78, Lot 8 were tabled to be heard at the June 27<sup>th</sup> meeting.

**OLD BUSINESS-**

- a. Address: 49 Norwood Avenue, Block 12 Lot 7.02  
Applicant: 49 Norwood, LLC  
Attorney: Mr. Jeffrey Dweck  
Description: The applicant bifurcated the application at the prior meeting. The applicant has submitted revised plans to address the accessory structure. The applicant is proposing a one-story accessory structure which includes a hangout and recreational space.

Erick Anderson, Planning Board Attorney entered into evidence:

- B-2 Mr. Antebi Affidavit of Listened to Recording or Read Transcript from March 28, 2023 Meeting
- B-3 Mrs. M. Cohen Affidavit of Listened to Recording or Read Transcript from March 28, 2023 Meeting
- B-4 Avakian Review Letter Dated May 3, 2023
- A-6 Revised Architectural Drawings Dated March 28, 2023

Jason Peist, AIA of Jason Peist Architect, LLC was submitted as an expert by Jeffrey Dweck.

Erick Anderson, Planning Board Attorney, swore Jason Peist in at the last meeting on March 28, 2023, and clarified he is still under oath from that last meeting for today's.

Jason Peist, AIA of Jason Peist Architect, LLC explained the revised plans include the detached accessory to be one-story and the removal of the kitchen cooktop and staircase. He also explained the AC unit proposed is within a 9' set back.

Mrs. Jannarone asked for clarification on what is in the kitchen.

Jeffrey Dweck explained it is a countertop, cabinets, one sink, and refrigerator.

Mrs. Jannarone stated she finds adding a bathroom and kitchen to a recreation facility to be unnecessary and thinks it can lead to creating a living space.

Jeffrey Dweck explained the next closest bathroom to the garage is at the very front of the home, which is on the opposite side of the property.

Mayor Cohen and Chair Cummings stated they do not have an issue with adding a bathroom to the accessory dwelling.

Chair Cummings opened the session for public comment from the neighbors. There was none.

Mayor Cohen made a motion to approve the application, seconded by Mr. Antebi.

Moved by: Mayor Cohen

Seconded by: Mr. Antebi

#### ROLL CALL VOTE

Ayes: Mr. Antebi, Chair Cummings, Mayor Cohen, Mrs. M Cohen

Nays: Mrs. Jannarone

Absent: Mrs. N Cohen, Mr. Kassin, Mrs. Mamiye, Mr. Zeevi, Vice Chair J. Cohen, Commissioner Simhon

Those Not Voting: None

#### **NEW BUSINESS-** None

The Planning Board went into Closed Session at 7:47 P.M.

The Planning Board returned to the regular meeting at 7:51 P.M.

There being no further business, a motion to adjourn was made at 7:52 P.M. by Mrs. Jannarone, seconded by Mayor Cohen, and moved unanimously by all members present.

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Stephen Carasia  
Board Secretary