

The meeting was opened by Chairman Palmieri at 7:30 p.m.

Chairman Palmieri read a statement of compliance with the *New Jersey Open Public Meetings Law* as follows:

This is a regular meeting of the Zoning Board of Adjustment of the Borough of Tinton Falls and is being held in compliance with the New Jersey Open Public Meetings Law. Adequate notice of this meeting has been given by posting on the bulletin board of the Municipal Building and by publishing in the The Coaster.

Chairman Palmieri then led the meeting in a salute to the flag.

Ms. Connolly took roll call.

Present Chairman Palmieri, Mr. Lomangino, Mr. McKinley, Ms. Hatami, Ms. Berk, Mr. Brawner

Absent: Mr. Slazyk, Mr. Porzio,, Mr. Battista

Also present: Mark Aikins Esq. (filling in for Mr. Hirsch)
 Mr. Neff, Board Engineer
 Ms. Connolly, Board Secretary

Chairman Palmieri read a statement of procedural guidelines.

Meeting Minutes

Chairman Palmieri states that the Meeting Minutes of August 18, 2016 have been previously distributed for review.

Motion is made by Mr. Lomangino and seconded by Mr. McKinley to accept the meeting minutes of August 18, 2016. All in Favor.

Resolutions

Chairman Palmieri states that there are no Resolutions to memorialize this evening.

New Business

Chairman Palmieri states that there is only one application this evening, which is BA 2016-15, Mr. and Mrs. Alan Crawford, 24 Leland Terrace, Block 58.01 lot 7.

Mr. Aikins asks when the signatures of the hand-delivered notices were obtained. Mr. Crawford states he thinks it was on September 3, 2016, or possibly before that. Mr. Aikins fills out the form with the September 3, 2016 date.

Mr. Aikins states that he has reviewed the Proof of Mailing and that it is in order as to form.

A motion is made by Mr. Brawner and seconded by Mr. McKinley to accept service. All in Favor.

Alan Crawford and Janice Crawford, h/w, 24 Leland Terrace were sworn in by Mr. Aikins.

Chairman Palmieri asks what relief they are seeking from the Board. Mr. Crawford states that he built a deck and a room onto the back of his house and did not realize that he needed variances for these improvements. He wishes to sell his residence at this time.

Chairman Palmieri states that as per the letter dated August 10, 2016 from the Zoning Official, it states that permitted lot coverage is 18% and existing is 18.4%. It also states that permitted building coverage is 8% and 9.412% exists.

Chairman Palmieri asks a series of questions regarding the property and its relation to surrounding properties and property boundary lines. Mr. Crawford states that he has several pictures to show the Board.

Mr. Aikins marks pictures into evidence beginning with A-2 through A-6. Mr. Crawford describes each picture individually. All of the pictures are of the improvements to the back of the house. The Board members reviewed the pictures.

Clarification of the shed size was discussed. It was determined by the engineer that the shed scaled at 8' x 10.'

Chairman Palmieri explains that the Board looks at this application as if the improvements had not been built and whether or not to approve the application based upon the ordinances and within code regulations of the Borough.

Mr. Brawner states that according to the engineer's review letter dated August 23, 2016, it is stated that this lot is an undersized lot as it is 25,000 sq. ft. and the minimum required should be 30,000 sq. ft.

Drainage is discussed pertaining to this lot.

Mr. Crawford is asked how long ago he built the addition. The homeowner states ten (10) years ago.

Chairman Palmieri asks if there are any further questions from the Board. Hearing none, Chairman Palmieri asks if there are any questions or comments from the public.

Mr. Arthur SanFillipo, 12 Leland Terrace, Tinton Falls, is sworn in by Mr. Aikins. Mr. SanFillipo states that his property is two houses south of the Crawfords. He states that they have always been good neighbors and have always kept their home and property in very good condition.

Chairman Palmieri states that if variances are granted, the relief stays with the property.

Motion is made by Mr. Lomangino and seconded by Mr. Brawner to close the public portion of the hearing. All in favor.

Chairman Palmieri asks if there are any further questions or comments from the Board.

Mr. McKinley asks for clarification from Mr. Neff that if this lot was not undersized, there would be no coverage issues. Mr. Neff confirms that the applicant would not be over on lot or building coverage if their lot was 30,000 sq. ft.

Ms. Hatami makes a motion to grant the variance requested, seconded by Ms. Berk. All in Favor.

Roll Call

Ayes: Chairman Palmieri, Mr. Lomangino, Mr. McKinley, Mr. Brawner, Ms. Berk, Mr. Hatami
Nays: None
Absent: Mr. Slazyk, Mr. Battista, Mr. Porzio

Chairman Palmeri explains that the Resolution will be written and it will be memorialized at the next meeting, which is scheduled for October 6, 2016.

Mr. Crawford asks if someone could send a letter to the Building Department in order to expedite the permits. Chairman Palmieri states that the Building Department is bound by the resolution from this Board and then having it memorialized.

Mr. Aikins explains that the Board is obligated to adopt the resolution within 30 days. The resolution is the evidence that you have your approval. Mr. Aikins states that he will call the buyers' attorney, Mr. Warren, and advise that the Board has granted a unanimous approval tonight.

BOROUGH OF TINTON FALLS
ZONING BOARD OF ADJUSTMENT

REGULAR MEETING
September 15, 2016

Roll Call

Ayes: Chairman Palmieri, Mr. Lomangino, Mr. McKinley, Mr. Brawner, Ms. Berk, Mr. Hatami
Nays: None
Absent: Mr. Slazyk, Mr. Battista, Mr. Porzio

Meeting Minutes

Chairman Palmieri states that the August 18, 2016 minutes have been previously distributed for review. Mr. Palmieri and Mr. Brawner are not eligible to vote on this approval.

Motion is made by Mr. McKinley and seconded by Ms. Berk to approve the minutes of August 18, 2016. All in Favor.

Motion is made by Mr. Lomangino and seconded by Mr. McKinley to close the meeting at 8:17 p.m. All in Favor

Respectfully submitted,

Colleen Connolly
Zoning Board Secretary

Approved at Board of Adjustment
Meeting on October 6, 2016