

The meeting was opened by Vice-Chairman Battista at 7:30 p.m.

Vice-Chairman Battista 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 and the Asbury Park Press.*

Vice- Chairman Battista then led the meeting in a salute to the flag.

Ms. Connolly took roll call.

Present            Chairman Palmieri (7:40), Vice-Chairman Battista, Mr. Slazyk, Mr. Porzio, Mr. Brawner , Ms Berk, Mr. McKinley Ms. Lomangino, Ms. Hatami

Absent:            None

Also present:    Mr. Hirsch, Esq.  
                      Mr. Neff, Board Engineer  
                      Ms. Connolly, Board Secretary

Vice-Chairman Battista read a statement of procedural guidelines.

### **Meeting Minutes**

Vice-Chairman Battista states that the meeting minutes for September 21, 2017 have been distributed for review.

Motion is made by Mr. Porzio and seconded by Mr.Lomangino to accept the meeting minutes of September 21, 2017. Mr. McKinley and Ms. Hatami are not eligible to vote. All in favor by those eligible to vote.

**Resolutions**

BA 2017-14 – Booth, 20 Meadow Drive, Blk. 48.07, Lot 2 –

Vice-Chairman Battista states that the Resolution regarding BA 2017-14, Ryan Booth, 20 Meadow Drive, Block 48.07 Lot 2 has been distributed for review.

Mr. Porzio made a motion to memorialize this Resolution, seconded by Mr. Lomangino. Mr. McKinley and Ms. Hatami are not eligible to vote. All in favor by those eligible to vote.

BA 2017-12 7<sup>th</sup> Day, LLC, Wardell Rd. & Rte. 33

Mr. Hirsch states that the Resolution regarding this matter is drafted. Since it was such a detailed resolution, Mr. Hirsch would like the applicant and the professionals to review the draft resolution in order to confirm that all is as it should be before being memorialized.

BA 2017-15 Worton, Glenn & Geradina, 16 Colonial Drive

Vice-Chairman Battista states that the applicant was not able to publish in a timely manner and therefore, this matter will be adjourned until December 21, 2017. The applicant will have to re-notice in the Press with the new date but will not need to re-notice the names on the 200 ft. search list.

BA 2017-05 Wellington, Patricia, 7 Hialeah Court

Vice-Chairman Battista states that the applicant's attorney was not able to publish in a timely manner and therefore, this matter will be adjourned until November 2, 2017. The applicant will have to re-notice in the Press with the new date but will not need to re-notice the names on the 200 ft. search list.

Mr. Hirsch asks the public if there is anyone in attendance regarding either the Worton or Wellington application. None heard.

Vice-Chairman Battista steps down from presiding over the meeting as Chairman Palmieri is now in attendance. Vice-Chairman Battista also states that Mr. Brawner will be stepping down from hearing the Luther Memorial application as he is a member of the church.

**New Business**

**BA 2017-20 Luther Memorial, 57 Parmly Rd., Block 61.03 lot 71**

Mr. Hirsch states that he has reviewed the Affidavit of Publication and Proof of Publication and it is order as to form.

Motion is made by Mr. Porzio and seconded by Mr. Lomangino to accept service. All in Favor.

Dante Alfieri, Esq. states that he is appearing on behalf of the applicant. Mr. Alfieri states that his first witness is Mr. Scalise.

Antonio Scalise, licensed architect, 60 Locust Ave., West Long Branch, NJ 07740 is sworn in by Mr. Hirsch and his credentials are accepted by the Board.

Mr. Hirsch marks the Site Plan into evidence as A-1

Mr. Scalise reviews the property characteristics and then discusses the application. Mr. Scalise states that the applicant is seeking approval for an addition of approximately 625 sq. feet in order to accommodate the minister's family of five a little better than the current floor plan. Mr. Scalise explains the details of the proposed addition.

Mr. Scalise explains that the addition is proposed on the west side of the home due to cost effectiveness.

The request for a variance setback is discussed.

Mr. Scalise states that he has addressed all of the comments brought forth by Mr. Neff and has made the changes necessary.

Mr. Neff states that there was some confusion regarding building coverage. There is no variance needed for building coverage. The requirement is a maximum of 8% and the applicant is under that at 7.7%

It is clarified that this property being used for the parsonage is several blocks from the actual church.

Mr. Scalise states that there are two trees (one appears to be dead) that are being proposed to be removed due to a conflict with the foundation.

Mr. Neff circulates an aerial view copy of the property so that the Board can see the property with existing landscaping.

Mr. Lomangino asks that the addition match the existing house. Mr. Scalise states that the addition will match.

Chairman Palmieri asks if there is anyone in the audience that wishes to state a comment or ask a question. None heard.

Mr. Lomangino makes a motion to close the public portion of the application, seconded by Mr. Porzio. All in favor by those eligible to vote.

Mr. Lomangino makes a motion to grant the setback variance with the condition that the addition will match the existing home. Seconded by Mr. McKinley. All in favor by those eligible to vote.

**Motion to Close**

Motion is made by Mr. Lomangino and seconded by Mr. Porzio to close the meeting at 8:00 p.m. All in Favor.

Respectfully submitted,

Colleen Connolly  
Zoning Board Secretary

Approved at Board of Adjustment  
Meeting on November 2, 2017