

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

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.*

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

Ms. Connolly took roll call.

Present Chairman Battista, Mr. Slazyk, Mr. Lomangino, Mr. Porzio, Mr. McKinley, Ms. Hatami, Mr. Kuzmin

Absent: Vice-Chairman Palmieri, Ms. Berk

Also present: Ms. Connolly, Board Secretary, Mark Steinberg, Esq., for Mr. Hirsch

Chairman Battista read a statement of procedural guidelines.

### **Minutes**

Chairman Battista states that the minutes from June 16, 2019 have been previously distributed via email for the Board members to review.

Motion is made by Mr. Lomangino and seconded by Mr. McKinley to accept the minutes of June 16, 2019. All in favor by those members eligible to vote.

### **Resolution**

None

### **New Business**

Chairman Battista states that Mr. Slazyk will be stepping down from hearing this matter, as there is a conflict.

**BA 2019-02 – J&S Monmouth Homes, LLC 48 Thayer Drive, BLK 61.03 Lot 67, Lot coverage, side yard setback.**

Brittany Menna is sworn in as the applicant. Mr. Steinberg explains to Ms. Menna that there is not a full board this evening and he asks her if she wishes to continue with her application. Ms. Menna states that she is fine with proceeding with six members.

Mr. Steinberg states that he has viewed the applicant's proofs and affidavit of mailing and the same are in order and that the Board has jurisdiction to hear this matter.

Ms. Menna's architect, Mr. Edward O'Neill, Jr., 65 Monmouth Street, 2<sup>nd</sup> Floor, Red Bank, NJ 07701, is sworn in by Mr. Steinberg.

The following exhibits were entered into record:

- A-1 Proposed addition/renovations for 48 Thayer Drive prepared by Edward W. O'Neill, Jr., R.A. dated July 22, 2019 consisting of four (4) pages.
- A-2 Plot plan downloaded from Monmouth County Property Viewer consisting of one page undated with applicant's lot location highlighted.
- A-3 Google Earth b/w photo of front of property undated

Mrs. Menna states that her and her husband wish to construct an addition on to the house in order to make it more livable, as it is an older home built in 1960.

Mr. O'Neill states that the applicant would like to expand the existing attached single-car garage to be a two-car garage, construct a new covered entry, enlarge the master bedroom and master bathroom and enlarge the living/dining room area. There is an existing 9-month room which would be converted to a 12-month use room. There is also an uncovered deck. The three variances sought are for: 1) building coverage, 11.7% proposed where 8% is permitted; 2) Side-yard setback. We are proposing 20.41 where 25 feet is required; and the minimum lot area, which this lot is 25,025 sq. ft. where 30,000 is required.

Mr. O'Neill discusses the relief justifications.

Chairman Battista asks if other homes in the neighborhood have had additions with probable building coverage issues. Mr. O'Neill states that he believes that there are at least four other homes on this block that have two-car garages.

Mr. O'Neill also states that all of the homes are ranch homes and if the applicant had elected to build up to a two-story home, there would not be a building coverage issue but the home would not be in keeping with the look of the neighborhood. Lot coverage is in compliance.

The land is generally flat and no re-grading is needed.

Mr. Neff asks what the rear garage door is going to be used for. Mr. O'Neill states that it is simply a larger rear door for lawn equipment and the like, so the lawn equipment does not have to be brought around to the front of the garage for storage. It is a six-foot wide door and it is not wide enough to be utilized by a vehicle.

Mr. Kuzmin states that the home is presently 1 ½ stories tall and the zoning allows for 2 ½ stories. Mr. Kuzmin asks why the homeowners have not decided to go up instead of out. Mr. O'Neill states that there are no 2-story homes on the street, they are all ranch homes and if this were to become a two-story home it would look odd.

The side-yard setback is needed because of the expansion of the garage. It is also noted that the homeowner's garage is next to the neighbor's garage, not the neighbor's living space.

Mr. Neff adds that the maximum lot coverage permitted is 8% and 11.7% is proposed. The Planning Board and Council are currently considering revising some of these numbers. It will most likely go up to 9% or 10%.

Mr. O'Neill summarizes the application.

Ms. Hatami asks if there is anything that can be scaled back in order to bring the lot coverage closer to 9% or 10%? Mr. O'Neill discusses that the renovations proposed are not out of line for the neighborhood and does not feel that the proposal can be scaled back any further. Square footage of the different areas of the home are discussed.

Mr. Lomangino asks for confirmation that all of the materials used will match and be in keeping with the neighborhood.

Chairman Battista asks if any other Board members have any other questions. None heard.

Chairman Battista asks if the public in attendance have any questions. None heard, the public session is closed. Motion made by Chairman Battista and seconded by Mr. Lomangino. All in Favor.

Mr. Porzio makes a motion to approve the application and is seconded by Mr. Lomangino.

Ayes:	Mr. Porzio, Mr. Lomangino, Chairman Battista, Mr. McKinley, Ms. Hatami, Mr. Kuzmin
Nays:	None
Absent:	Mr. Palmieri, Ms. Berk
Not Eligible:	Mr. Slazyk

**Motion to Close**

Chairman Battista asks for a motion to close the regular meeting at 8:10. Motion is made by Mr. Porzio and seconded by Ms. Hatami.

Respectfully submitted,

Colleen Connolly  
Zoning Board Secretary

Approved at Board of Adjustment  
Meeting on September 19, 2019