

**BOROUGH OF TINTON FALLS
ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING
JANUARY 7, 2021**

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. Sena took roll call.

Present Chairman Battista, Vice Chairman Palmieri, Mr. Slazyk, Mr. Porzio, Mr. McKinley, Ms. Hatami, Mr. Kuzmin, Ms. DeMaio

Absent: Mr. Lomangino

Also present: Mr. Hirsch, Board Attorney
 Mr. Neff, Board Engineer
 Ms. Sena, Board Secretary

Chairman Battista read the statement of procedural guidelines for public hearings.

Minutes- None

Resolutions- None

Reorganization

Chairman Battista stated the following members are up for reappointment:

-Mr. Slazyk
-Mr. Porzio
-Mr. Kuzmin

The Board welcomes new member Ms. Emily DeMaio, Alternate # 2.

Mr. Hirsch administers the Oath of Office the new and reappointed Board Members.

**BOROUGH OF TINTON FALLS
ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING
JANUARY 7, 2021**

Chairman

Mr. Palmieri nominates Ron Battista for the office of Chairman of the Board. Mr. Porzio seconds the nomination.

Chairman Battista asks if there are any other nominations. Hearing none. The vote is unanimous by all Board members present.

Chairman Battista asks for nominations for the Vice-Chairman position. Mr. Porzio nominates Mr. Palmieri for the position of Vice-Chairman and is seconded by Mr. Kuzmin. Mr. Battista asks if there are any other nominations for this position. Hearing none, by unanimous vote, Mr. Palmieri is voted into the Vice-Chairman position of this Board.

Professionals

Chairman Battista offers a motion to nominate Trish Sena as Board Secretary and is seconded by Mr. Slazyk. All present voted in favor.

Mr. Hirsch explains the process of appointing the Board's professionals. Mr. Hirsch reviews each of the accepted proposals before the Board members prior to each vote.

The planning firm continues to be Leon S. Avakian, Inc., 788 Wayside Rd., Neptune City, NJ 07753. Ms. Bell will be the Planner attending the meetings. Motion is made by Mr. Porzio and seconded by Mr. McKinley to re-appoint the Avakian firm as the Board's Planner. All in Favor.

Chairman Battista asks for nominations for the Board's Engineer. Motion is made by Mr. Palmieri and seconded by Ms. Hatami for re-appointment of Mr. Neff of T&M Associates, 11 Tindall Road, Middletown, NJ 07748. All in Favor.

Motion is made by Mr. Porzio and seconded by Mr. McKinley to re-appoint Thomas J. Hirsch, Esq., as the Board's attorney. Mr. Hirsch's office address is 3350 Rte. 138, Bldg. 1, Ste. 214, Wall, NJ 07719. All in Favor.

Chairman Battista reviews the resolution appointing The Asbury Park Press and The New Coaster as the official newspapers of the Tinton Falls Zoning Board of Adjustment. Motion is made by Mr. Porzio and seconded by Mr. McKinley.

New Business: BA 2020-11 STEPHEN & SUSAN FISHER: 38 SIRE STAKES DRIVE BLOCK 97.01 LOT 1.04 APPLICATION FOR BULK VARIANCE.

**BOROUGH OF TINTON FALLS
ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING
JANUARY 7, 2021**

Attorney Hirsch stated that he has reviewed the proofs and affidavit of service from the applicant, all is in order as to form.

Motion is made to accept service, all present voted in favor.

Attorney Hirsch swore-in Susan Fisher as the Applicant.

Ms. Fisher gave a brief explanation of the application before the Board. They wish to cover a portion of their deck in the rear-yard. They are requesting a Variance to increase their Building Coverage.

Mr. Neff stated that the covered portion of the deck is approximately 18ft x 18ft.

Mr. Hirsch marked a computer-generated rendering of the proposed deck at A-1 in evidence.

The existing coverage is 12.37.% They have not increased any coverage since they moved into the house.

Mr. Neff clarified that the covered portion of the deck appears to be approximately 18ft x 22 ft. About 45% of the deck will be covered.

The deck itself does not require a variance for lot coverage. The covered portion of the deck however requires a variance for building coverage.

Mr. Kuzmin inquired if a removable roof would trigger a building coverage variance. Mr. Neff explained that this requires variance because it is a permanent structure.

Ms. Fisher gave a brief explanation as to why they wish to construct a permanent structure, explaining that the roof will tie into the house.

Chairman Battista asked if the aesthetics of the deck and covered roof will match the existing house and Ms. Fisher confirmed that it will.

Ms. Hatami asked if any of the neighboring properties have similar issues with coverage? Mr. Neff explained that this property is still below their lot coverage.

Mr. Palmieri offered a motion to close the public portion, seconded by Mr. Kuzmin. All present voted in favor.

Chairman Battista asked if the Board had any further questions or comments, hearing none he asked for a motion to approve BA2020-11.

Mr. Palmieri offered a motion to approve BA2020-11 seconded by Mr. Porzio.

**BOROUGH OF TINTON FALLS
ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING
JANUARY 7, 2021**

ROLL CALL

AYES: Mr. Palmieri, Mr. Porzio, Chairman Battista, Mr. Slazyk, Mr. McKinley, Ms. Hatami, Mr. Kuzmin

NAYES: None

ABSENT: Mr. Lomangino

INELIGIBLE: Ms. DeMaio

Motion to Close

Chairman Battista offered a Motion to close the meeting at 8:00 p.m. by Mr. Porzio and seconded by Mr. Kuzmin All in favor.

Respectfully submitted,


Trish Sena
Zoning Board Secretary

APPROVED AT A BOARD OF ADJUSTMENT MEETING ON: **March 4, 2021**