

**BOROUGH OF TINTON FALLS
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MARCH 4, 2021**

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

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 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. Lomangino,
Mr. Porzio, Mr. McKinley, Ms. Hatami, Mr. Kuzmin, Ms. DeMaio

Absent: None

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

Chairman Battista gave a brief explanation of the COVID-19 guidelines in place for tonight's meeting.

MINUTES-

Chairman Battista stated that the minutes of the January 7, 2021 meeting have been previously distributed via email for the Board Members to review.

Mr. Porzio offered a motion to approve the minutes of the January 7, 2021 meeting, seconded by Mr. Kuzmin

ROLL CALL

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

NAYES: None

ABSENT: None

INELIGIBLE: Mr. Lomangino, Ms. DeMaio

Chairman Battista stated that the minutes of the February 4, 2021 meeting have been previously distributed via email for the Board Members to review.

Mr. Porzio offered a motion to approve the minutes of the February 4, 2021 meeting, seconded by Vice-Chairman Palmieri

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ROLL CALL

AYES: Mr. Porzio, Vice-Chairman Palmieri, Mr. McKinley, Ms. Hatami, Mr. Kuzmin, Ms. DeMaio

NAYES: None

ABSENT: None

INELIGIBLE: Mr. Lomangino, Mr. Slazyk

RESOLUTIONS- None

NEW BUSINESS-

**BA2020-13 ANTHONY F. LONGEN: 22 OAKDALE DRIVE, BLOCK 117 LOT 55
APPLICATION FOR BULK VARIANCE**

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

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

Attorney Hirsch swore-in Anthony Longen as the Applicant.

Also present, Mark A. Steinberg, Esq. attorney on behalf of the applicant.

Mr. Longen is here this evening seeking approval to add a 2-car detached garage to his residential property that currently has an attached garage.

The following exhibits are entered into the record:

A-1 Plan of Survey, 22 Oakdale Drive prepared by Thomas J. Ertle, PLS revised 01/23/2021

A-2 Architectural Plan, prepared by Brian Berzinskis, RA dated 09/01/2020

A-3 12 Property Photographs

Mr. Longen gave a brief overview of the property as it exists today. His residence contains a single, one-car attached garage.

Mr. Longen expressed his need for an additional garage space to store a second vehicle as well as the need for additional storage space to house various pieces of patio furniture and equipment. Mr. Longen currently stores his second car at an offsite garage.

Mr. Longen stated that the proposed structure meets the Borough Ordinance's bulk requirements. If the Board grants the Variance to approve the accessory structure, he will be removing the shed that is currently on his property.

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The structure is architecturally designed to be an extension of his residence, aesthetically it was designed to look like his house.

Mr. Porzio inquired if this will now be a three-car garage, Mr. Longen confirmed that this structure will create space for 3 cars. However, Mr. Longen is only looking to store two-cars on his property.

Discussion ensued regarding the aesthetics of the garage and the overall need for a 3-car garage.

Vice-Chairman Palmieri asked if Mr. Longen considered designing his as an attached garage as opposed to a detached structure? Mr. Longen stated that expanding the current garage would not give him the adequate space needed to store the car and his other belongings and would not be aesthetically pleasing.

Board Members raised concerns with approving a variance for a second accessor building for a two-car garage, while the property currently has an attached one car garage. The surrounding properties have one to two-car garages.

Discussion ensued in regard to possible alternatives to a detached structure. Understanding that Mr. Longen is looking to store two cars on his property as well as various pieces of equipment, they inquired if there was a way to design the structure to eliminate the possibility of storing a third vehicle.

The Board voiced their concerns with approving a 3-car garage on this property, even though the applicant is only proposing to store two cars.

The Board recommends that the Applicant consider a different design where the accessory structure would be a combination of storage and space for a one-car garage.

Mr. Steinberg agreed that it is in the best interest of his client to go back to the architect to discuss a different design to address the Board Member's concerns.

Chairman Battista offered a motion to open the Public Discussion, seconded by Mr. Lomangino. All present voted in favor.

Mr. Choback, 9 Honey Lane- Mr. Choback asked for clarification as to how many vehicles Mr. Longen is requesting to store? Mr. Hirsch explained that the Applicant is seeking approval to store two cars. He inquired about the setback from the property line and Mr. Neff advised that it is 25 ½ feet.

Seeing no further questions, Chairman Battista offered a motion to close the Public Discussion, seconded by Mr. Lomangino. All present voted in favor.

The Applicant wishes to carry this matter to the next available meeting. Ms. Sena advised that the next available hearing date is Thursday, April 1, 2021 at 7:30 PM.

Attorney Hirsch stated for the record that this matter will be carried without further notice to adjourning property owners to April 1, 2021 at 7:30 PM.

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MOTION TO ADJOURN

Chairman Battista asked for a motion to adjourn.

Mr. Porzio offered a motion to adjourn, seconded by Mr. McKinley.

All in Favor: AYE

Time: 8:47 PM

Respectfully submitted,


Trish Sena
Zoning Board Secretary

APPROVED AT A BOARD OF ADJUSTMENT MEETING ON: June 3, 2021