

**BOROUGH OF TINTON FALLS
ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING
JANUARY 6, 2022**

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

Chairman Battista read the 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 Ronald Battista, Vice-Chairman Ronald Palmieri, Mr. William Kuzmin, Mr. Charles Lomangino, Mr. Marc McKinley, Ms. Sheila Hatami, Ms. Emily DeMaio, Mr. Scott Provines

Absent: Mr. Steven Porzio

Also present: Mr. Thomas J. Hirsch, Board Attorney
 Mr. Thomas Neff, Board Engineer
 Ms. Christine Bell, Board Planner
 Ms. Trish Sena, Board Secretary

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

Minutes-

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

Mr. Kuzmin offered a motion to approve the minutes of the October 7, 2021, meeting, the motion was seconded by Mr. Lomangino.

ROLL CALL

AYES: Mr. Kuzmin, Mr. Lomangino, Chairman Battista, Mr. McKinley, Ms. Hatami, Ms. DeMaio

NAYES: None

ABSENT: Mr. Porzio

INELIGIBLE: Vice-Chairman Palmieri, Mr. Provines

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

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

ROLL CALL

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

NAYES: None

ABSENT: Mr. Porzio

INELIGIBLE: Ms. DeMaio, Mr. Provines

Chairman Battista indicated that the minutes of the December 2, 2021, meeting have been previously distributed via email for the Board Members to review.

Mr. Kuzmin offered a motion to approve the minutes of the December 2, 2021, meeting, the motion was seconded by Mr. Lomangino.

ROLL CALL

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

NAYES: None

ABSENT: Mr. Porzio

INELIGIBLE: Mr. Provines

Resolutions

BA2021-10 Resolution in the Matter of Michael Rummel, 123 Peach Street

Chairman Battista advised that the proposed Resolution in this matter has been previously distributed to the Board Members prior to tonight's meeting. The Board previously approved this application on December 2, 2021.

Chairman Battista asked if any Board Members have any comment on said Resolution? Hearing none, Chairman Battista asked for a motion to memorialize BA2021-10.

Vice-Chairman Palmieri offered a motion to memorialize Resolution BA2021-10, the motion was seconded by Mr. Lomangino.

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ROLL CALL

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

NAYES: None

ABSENT: Mr. Porzio

INELIGIBLE: Ms. DeMaio, Mr. Provines

BA2021-11 Resolution in the Matter of Karen Herrick, 23 Leland Terrace

Chairman Battista advised that the proposed Resolution in this matter has been previously distributed to the Board Members prior to tonight's meeting. The Board previously approved this application on December 2, 2021.

Chairman Battista asked if any Board Members have any comment on said Resolution? Hearing none, Chairman Battista asked for a motion to memorialize BA2021-11.

Mr. Lomangino offered a motion to memorialize Resolution BA2021-11, the motion was seconded by Mr. Kuzmin.

ROLL CALL

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

NAYES: None

ABSENT: Mr. Porzio

INELIGIBLE: Ms. DeMaio, Mr. Provines

Reorganization

Oath of Allegiance and Office

Chairman Battista stated the following Zoning Board Members are up for reappointment:

- Charles Lomangino- Term to Expire 12-31-2025
- Marc McKinley- Term to Expire 12-31-2025
- William L. Kuzmin- Term to Expire 12-31-2024
- Emily DeMaio, Alternate #1- Term to Expire 12-31-2023

The Board welcomes new member Mr. Scott Provines, Alternate # 2- Term to Expire 12-31-2022.

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

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Appointment of Chairman for 2022

Mr. Palmieri offered a motion to nominate Ronald Battista for the office of Chairman of the Zoning Board for the 2022 calendar year. The motion was seconded by Mr. Lomangino.

Chairman Battista asked if there were any other nominations? Hearing none, the Board appointed Ronald Battista as Zoning Board Chairman for the year 2022. The vote is unanimous by all Board members present.

Appointment of Vice-Chairman for 2022

Mr. Lomangino offered a motion to nominate Ronald Palmieri for the office of Vice-Chairman of the Zoning Board for the 2022 calendar year. The motion was seconded by Mr. Kuzmin.

Chairman Battista asked if there were any other nominations? Hearing none, the Board appointed Ronald Palmieri as Zoning Board Vice-Chairman for the year 2022. The vote is unanimous by all Board members present.

Appointment of Board Professionals for 2022

Board Secretary

Chairman Battista offered a motion to nominate Trish Sena as Board Secretary for 2022. The motion is seconded by Vice-Chairman Palmieri. All Board Members present voted in favor.

Mr. Hirsch gave a brief explanation of the process in which the Board's professionals are appointed. Mr. Hirsch reviews each of the accepted proposals before the Board members prior to each vote.

Zoning Board Planner

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. Vice-Chairman Palmieri offered a motion to re-appoint the Leon S. Avakian, Inc., as the Board's Planner. The motion was seconded by Chairman Battista. All Board Members present voted in favor.

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Zoning Board Engineer

The Engineering firm continues to be T&M Associates, 11 Tindall Road, Middletown, NJ 07748. Mr. Neff will be the Engineer attending all meetings. Mr. Kuzmin offered a motion to re-appoint T&M Associates as the Board's Engineer. The motion was seconded by Mr. McKinley. All Board Members present voted in favor.

Zoning Board Attorney

Legal Counsel continues to be Thomas J. Hirsch, Esq., 3350 Route 138, Bldg. 1, Suite 214, as the Zoning Board's Attorney. Mr. Kuzmin offered a motion to re-appoint Mr. Thomas J. Hirsch as the Board's Attorney. The motion was seconded by Vice-Chairman Palmieri. All Board Members present voted in favor.

Resolution Designating Meeting Dates of the Zoning Board of Adjustment for the Year 2022

Chairman Battista indicated that the Board has received a Resolution to approve the meeting dates for the Zoning Board of Adjustment for 2022.

Chairman Battista asked if the Board had any questions or comments on said Resolution? Hearing none, he asked for a motion.

Mr. Lomangino offered a motion to accept the Resolution designating the meeting dates for the year 2022, the motion was seconded by Vice-Chairman Palmieri.

ROLL CALL

AYES: Mr. Lomangino, Vice-Chairman Palmieri, Chairman Battista, Mr. Kuzmin, Mr. McKinley, Ms. Hatami, Ms. DeMaio, Mr. Provines

NAYES: None

ABSENT: Mr. Porzio

INELIGIBLE: None

Resolution Designating the Official Newspapers of the Zoning Board of Adjustment for the Year 2022

Chairman Battista indicated that the Board has received a Resolution to approve the official newspapers of the Zoning Board of Adjustment for 2022.

Chairman Battista asked if the Board had any questions or comments on said Resolution? Hearing none, he asked for a motion.

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Ms. Hatami offered a motion to accept the Resolution designating the official newspapers of the Zoning Board for the year 2022. The motion was seconded by Mr. Lomangino.

ROLL CALL

AYES: Ms. Hatami, Mr. Lomangino, Chairman Battista, Vice-Chairman Palmieri, Mr. Kuzmin, Mr. McKinley, Ms. DeMaio, Mr. Provines

NAYES: None

ABSENT: Mr. Porzio

INELIGIBLE: None

Adjournment

Mr. Lomangino offered a motion to adjourn the meeting at 7:49 P.M. The motion was seconded by Vice-Chairman Palmieri. All present voted in favor.

Respectfully submitted,



Trish Sena
Zoning Board Secretary

Approved at a Meeting Held On: April 7, 2022