

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

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

Ms. Connolly took roll call.

Present Chairman Palmieri Mr. Lomangino, Mr. Battista, Mr. McKinley, Ms. Hatami, Mr. Porzio, Mr. Brawner, Ms. Berk

Absent: Mr. Slazyk

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

Chairman Palmieri read a statement of procedural guidelines.

### **Meeting Minutes**

Chairman Palmieri states that the meeting minutes of December 1, 2016 have been previously distributed for review. Chairman Palmieri asks if there are any comments regarding same. There are none. Motion is made by Mr. Battista and seconded by Mr. Lomangino. All in Favor.

### **Resolution(s)**

#### **BA-2015-22 7<sup>th</sup> Day, LLC, Rte. 33 and Wardell Road, Block 146 Lots 6.01 & 7**

Mr. Hirsch states that this resolution was previously forwarded to all Board members and Mr. Falvo for review and there have been minor revisions.

Motion is made by Mr. Porzio and seconded by Mr. Battista for memorialization of this resolution.

Roll Call

Ayes: Mr. Porzio, Mr. Battista, Mr. Brawner, Mr. McKinley, Ms. Hatami, Ms. Berk  
Nays: None  
Absent: Mr. Slazyk  
Not eligible: Mr. Palmieri, Mr. Lomangino

**BA 2016-11, Wawa Store #996, Blk 120.01 lot 1-**

Mr. Hirsch states that this resolution was previously forwarded to all Board members and there have been no revisions.

Motion is made by Mr. Porzio and seconded by Mr. Battista to memorialize this resolution.

Roll Call

Ayes: Mr. Porzio, Mr. Battista, Mr. Brawner, Mr. McKinley, Ms. Hatami,  
Nays: Mr. Lomangino  
Absent: Mr. Slazyk  
Not eligible: Mr. Palmieri, Ms. Berk

**BA 2016-18 The Barham Group, Blk. 17, lot 5, 4239 Hwy. 33**

Mr. Hirsch states that this resolution was previously forwarded to all Board members and there have been no revisions.

Motion is made by Mr. Brawner and seconded by Mr. McKinley to memorialize this resolution.

Roll Call

Ayes: Mr. Brawner, Mr. McKinley Mr. Porzio, Mr. Battista, Ms. Hatami, Mr. Lomangino  
Nays: None  
Absent: Mr. Slazyk  
Not eligible: Mr. Palmieri, Ms. Berk

**Reorganization**

**Chairman**

Mr. Palmieri begins with nomination of Chairman. Mr. Porzio nominates Mr. Palmieri and is seconded by Mr. Brawner. There are no other nominations.

**Roll Call**

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

**Vice Chairman**

Mr. Palmieri asks for nominations for Vice-Chairman. Mr. Brawner nominates Mr. Battista and is seconded by Mr. Porzio.

**Roll Call**

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

**Board Secretary**

Mr. Palmieri appoints Colleen Connolly as Board secretary, seconded by Mr. Brawner. All in favor.

**Counsel**

Chairman Palmieri reviews the Resolution Appointing Counsel Pursuant to Non-Fair and Open Processs awarding the contract to Thomas J. Hirsch. Motion is made by Mr. Lomangino and seconded by Mr. Porzio to accept this resolution.

**Roll Call**

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

**Engineer**

Chairman Palmieri reviews the Resolution for Board Engineer awarding the contract to T&M Associates. Motion is made by Mr. Lomangino and seconded by Mr. Porzio

To accept this resolution.

Roll Call

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

Planner

Chairman Palmieri reviews the Resolution awarding the contract to Heyer & Gruel & Associates. Motion is made by Mr. Lomangino and seconded by Mr. Porzio  
To accept this resolution.

Roll Call

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

Newspaper

Chairman Palmieri reviews the Resolution stating that the Asbury Park Press and The Coaster are designated as the official newspapers of the Tinton Falls Zoning Board of Adjustment. It is discussed that the applicant can utilize either the Asbury Park Press or the Coaster to publish their application. They need not publish in both newspapers at the same time. Motion is made by Mr. Porzio and seconded by Ms. Berk to accept this resolution.

Roll Call

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

Chairman Palmieri reviews the attendance policy of the Board and states that even Though Board members are volunteers, every effort must be made to attend meetings.

BOROUGH OF TINTON FALLS  
ZONING BOARD OF ADJUSTMENT

REGULAR MEETING  
January 5, 2017

Chairman Palmieri states that all three members whose term was due for renewal, have been reappointed. Those members are Mr. Porzio, Mr. Slazyk and Ms. Berk.

Motion is made by Mr. Lomangino and seconded by Ms. Hatami to close the meeting at 7:55 p.m. All in Favor

Respectfully submitted,

Colleen Connolly  
Zoning Board Secretary

Approved at Board of Adjustment  
Meeting on February 2, 2017