

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

Vice-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.

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

Ms. Connolly took roll call.

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

Absent: Chairman Palmieri, Ms. Berk, Mr. Brawner

Also present: Mr. Hirsch, Esq.
 Mr. Neff, Board Engineer
 John Barree, Board Planner
 Ms. Connolly, Board Secretary

Vice-Chairman Battista read a statement of procedural guidelines.

Meeting Minutes

Vice Chairman Battista states that the Meeting Minutes of January 5, 2017 have been previously distributed for review. Vice-Chairman Battista asks if there are any comments regarding same. There are none.

Motion is made by Mr. Porzio and seconded by Mr. Lomangino to accept the meeting minutes of January 5, 2017. All in Favor by those eligible to vote.

Resolution(s)

None.

New Business

BA 2016-20 – Johnson, Debi and Michael, 49 Dellwood Lane,

Mr. Hirsch states that he has reviewed the Affidavit of Publication and Proof of service and it is in order as to form.

Mr. Hirsch swears in Michael Johnson, 49 Dellwood Lane, Tinton Falls, NJ and his architect Jeremiah J. Regan, A.I.A, 147 Brighton Avenue, Long Branch, NJ.

Mr. Regan discusses the addition to the dining room and the covered porch and why a variance for lot coverage is requested. Also it is discussed that this lot is undersized.

Pre-existing non-conforming issues are discussed and lot coverage percentages are discussed.

Mr. Hirsch marks a sheet with four (4) pictures on it showing different angles of the current front of the house as Exhibit A-1 as given to him by Mr. Regan.

Mr. Neff states that the homeowner is 389 sq. ft. over the permitted coverage.

Vice-Chairman Battista opens up the discussion to the public. No public present wishes to make a statement or ask a question.

Vice-Chairman Battista makes a motion to close the public portion of the meeting. Motion is made by Mr. Slazyk, seconded by Mr. Porzio.

Roll Call

Ayes: Mr. Slazyk, Mr. Porzio, Mr. Battista, Mr. McKinley, Ms. Hatami, Mr. Lomangino

Nays: None

Absent: Chairman Palmieri, Mr. Brawner, Ms. Berk

Not eligible: None

Motion is made to approve the request for a variance by Mr. Porzio, seconded by Ms. Hatami.

Roll Call

Ayes: Mr. Porzio, Ms. Hatami, Mr. Slazyk, Mr. Battista, Mr. McKinley, Mr. Lomangino

Nays: None

Absent: Chairman Palmieri, Mr. Brawner, Ms. Berk

BA-2016-07 Massaro Realty, LLC., Block 145 Lot 14.01; 3250 Shafto Road

Seeking approval for multiple variances

Mr. James Berube is the attorney for the applicant. Mr. Berube asks for an off-the-record-conversation with Mr. Hirsch and Mr. Berube. The taped proceedings were paused from 7:45 p.m. until 7:55 p.m. Mr. Berube, Mr. Hirsch and Mr. Battista had their discussion at the dais and no members left the dais.

Upon going back on the record, Mr. Hirsch states that Mr. Berube's client has advised that they wish to adjourn to the next available date in order to try and have a full Board as this matter includes a use variance. Tonight there are six members in attendance and a full Board would be seven members. The next available date is February 16, 2017. Mr. Berube has stated he not available on that date. The following available date is March 2, 2017 and that date is agreed upon.

Mr. Hirsch notes that the above matter has been re-noticed by the applicant for tonight and the affidavit and proof of service is in order as to form.

Motion is made to close the meeting at 8:05 p.m. by Mr. Lomangino, seconded by Ms. Hatami. All in favor.

Respectfully submitted,

Colleen Connolly
Zoning Board Secretary

Approved at Board of Adjustment
Meeting on March 2, 2017