

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. Battista, Mr. Lomangino, Mr. Slazyk, Mr. Brawner, Mr. McKinley, Ms Berk, Ms. Hatami

Absent: Mr. Porzio

Also present: Mr. Hirsch, Esq.
Mr. Neff, Board Engineer
Elena Gable, substituting for Mr. Barree
Ms. Connolly, Board Secretary

Chairman Palmieri read a statement of procedural guidelines.

Business

BA 2017-16 611 Shrewsbury Ave Holdings, LLC (George Wall Ford)
75 Gilbert Street West, Block 18 Lot 11 Use Variance Site Plan Approval.

Mr. Hirsch states that he has reviewed the affidavit and proof of service and they are in order as to form.

Motion is made by Mr. Lomangino and seconded by Mr. Battista to accept service of this application. All in favor.

Peter Falvo, Esq., states that he represents the applicant in this matter and reviews the major points of the application. Mr. Falvo states that the applicant, 611 Shrewsbury Ave Holdings is a subsidiary of George Wall Lincoln Mercury and wishes to utilize property located at 75 West Gilbert Street. The applicant wishes to use this location for preparation and detailing of new and used vehicles as well as storage for new vehicles

and for vehicles that come back off of lease. This property would be used in conjunction with their main dealership on Shrewsbury Avenue. This property would not be available to the customer/public.

Mr. Falvo calls his first witness, Walter J. Hopkin, engineer, 2517 Hwy 35, Wall, NJ. The Board accepts Mr. Hopkin's credentials. The site plan is marked into evidence as A-1 by Mr. Hirsch. A color rendering of the site plan is marked into evidence as A-2.

Mr. Hopkin explains the proposed changes to the site. Mr. Hopkin explains the surrounding uses of the property and the property itself. The applicant plans to redevelop, renovate and improve the building as a dealer-prep area for the existing dealership on Shrewsbury Avenue. There is no expansion proposed of the footprint of the building. A stormwater management system is proposed to collect the run off from the site and infiltrate it into the ground.

Lighting and landscaping are discussed. Screened refuse area is discussed.

Repaving of the existing parking area is discussed along with proposed changes and handicapped accessible spaces.

Mr. Falvo states that the fence that is on the south side of the property will be eliminated.

Shade trees are discussed along with the landscaping plan proposed.

Mr. Falvo states that the applicant will make the contribution to the sidewalk fund.

The balance of the Board Engineer's report is discussed.

Mr. Falvo calls Michael Monroe, architect, Red Bank, as his next witness. Mr. Monroe is sworn in by Mr. Hirsch and his credentials are accepted. The architectural drawings are marked into evidence as A-3. The color elevations are marked into evidence as A-4. Mr. Monroe explains the proposed renovations to the outside and inside of the building, including the ADA upgrades.

Mr. Lomangino asks about what specific maintenance on vehicles will be performed at this location. It is explained that there is a photo booth inside that occupies a considerable section of the interior of the building. Also, maintenance will be performed on cars that come off lease. In general, cars that are in good condition are being looked at to be able to be sold. It is stated that any major work will be done at the primary location. Detailing and preparation of the vehicle for sale, as well as pictures being taken of the vehicles are considered to be the major work being done at the facility.

Mr. Neff asks how tall the outside building and it is stated by Mr. Monroe that the building is 20 feet tall.

Mr. Falvo calls Mr. Jeffrey Wall, 803 Schoolhouse Road, Brielle, NJ. Mr. Wall is sworn in by Mr. Hirsch. Mr. Wall is a principal in 611 Shrewsbury Ave Holdings. Mr. Wall explains how he proposes to use this building which he states is ancillary to the main dealership located on Shrewsbury Avenue. Mr. Wall states that he calls it a “prep center.” New and used cars will be mechanically prepped for sale to the public. There will be five bays at this location. There will be no customers or visitors coming to this location. There will be no signage. There will be no auto body work at this location.

Mr. Falvo and Mr. Wall further discuss the lighting proposed and the hours that the lights will be in operation.

Mr. Lomangino asks how the car carriers will be making deliveries. Mr. Wall states that most of the new cars are unloaded between 4:00 a.m. and 6:00 a.m. on Gilbert Street South and driven a couple hundred yards to the main location.

Mr. Brawner asks for clarification of the servicing being done in the new location. Will there be oil changes? Mr. Wall states that yes, oil changes will be done, maintenance service, brakes, tires, electrical repairs and detailing and washing the cars. Engine/transmission work will not be done as well.

Mr. Brawner asks about the storage of hazmat materials. Mr. Wall states that there will be a waste oil and anti-freeze container inside. Mr. Wall states that it is mainly a prep center but can handle some overflow.

Mr. Hirsch clarifies for the Board that you may want to consider if it’s to be approved, that it should be used only in conjunction with a new car dealership being conducted on the current site or the George Wall dealership.

Mr. Neff confirms that there will be no outdoor storage of any material or equipment and that there will be no work done outside.

Mr. Falvo calls Christine Mazzaro Coffone, Planner, as his next expert. Ms. Coffone states that her office is located at 125 Half Mile Road, Red Bank, NJ. Mr. Hirsch swears in Ms. Coffone and her credentials are accepted by the Board.

Ms. Coffone discusses, from her planning perspective, how this proposed use and structure interacts with the zoning ordinance and the conditional use aspects of it

Parking in the front yard, lot coverage, rear yard setback are discussed.

Landscaping is discussed in detail, as well as the design waiver that will be needed.

Heyer & Gruel’s letter of October 4, 2017 is discussed.

Mr. Neff brings up that there is a variance required for parking space setbacks and this is discussed.

Ms. Hatami further discusses the lack of shade trees proposed and how that may affect future uses of the property.

Chairman Palmieri asks if there is any public in attendance that wishes to make a comment or ask a question, hearing none.

Chairman Palmieri asks if there is anything further that any Board members wish to discuss, hearing none.

Chairman Palmieri asks if Mr. Falvo has anything to add. Mr. Falvo gives a closing statement.

Motion is made by Mr. Battista and seconded by Ms. Hatami to close the public portion of this application. All in favor.

Motion is made by Mr. Battista and seconded by Mr. Brawner to approve the entire application with conditional use variance with appropriate conditions.

Ayes: Mr. Battista, Mr. Brawner, Chairman Palmieri, Mr. Slazyk, Mr. Lomangino, Mr. McKinley, Ms. Berk, Ms. Hatami

Nays: None

Absent: Mr. Porzio

Meeting Minutes

Chairman Palmieri states that the meeting minutes for November 2, 2017 have been distributed for review.

Mr. Brawner made a motion to accept the minutes, seconded by Mr. Battista. All in favor by those eligible to vote

Resolutions

BA 2017-05 Wellington, Patricia, Blk 64.02 lot 18, 7 Hialeah Court
Building coverage, lot coverage, rear yard shed setback.

Mr. Palmieri states that the Board has reviewed the resolution. Motion is made by Mr. Brawner and seconded by Mr. Battista to memorialize this resolution.

Ayes: Mr. Brawner, Mr. Battista, Mr. Slazyk, Ms. Berk

Nays: None

Absent: Mr. Porzio

Ineligible: Chairman Palmieri, Mr. Lomangino, Mr. McKinley, Ms. Hatami

Additional Business

Meeting dates for 2018 are discussed and it is decided that July 5, 2018, November 15, 2018 and December 20, 2018 will be taken off of the schedule due to conflicts.

Motion to Close

Motion is made by Ms. Berk and seconded by Mr. Brawner to close the meeting at 9:20 p.m. All in Favor.

Respectfully submitted,

Colleen Connolly
Zoning Board Secretary

Approved at Board of Adjustment
Meeting on December 21, 2017