

**BOROUGH OF TINTON FALLS
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
NOVEMBER 5, 2020**

The meeting was opened by Chairman Battista at 7:50 PM due to technical difficulties

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. Porzio, Mr. McKinley, Ms. Hatami

Absent: Mr. Lomangino, Ms. Berk, Mr. Kuzmin

Also Present: Ms. Sena, Board Attorney Mr. Hirsch, Engineer Mr. Neff (via telephone)

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 September 3, 2020 meeting have been previously distributed via email for the Board Members to review.

Mr. Porzio offered a motion to approve the minutes of the September 3, 2020 meeting, seconded by Chairman Battista.

ROLL CALL

AYES: Mr. Porzio, Chairman Battista, Mr. Porzio, Ms. Hatami

NAYES: None

ABSENT: Mr. Lomangino, Ms. Berk, Mr. Kuzmin

INELIGIBLE: Mr. Slazyk, Vice Chairman Palmieri, Mr. McKinley

RESOLUTIONS-

BA2020-06 RESOLUTION IN THE MATTER OF AL COVAS, 145 SUNSET DRIVE

Chairman Battista advised that the proposed Resolution in this matter has been previously forwarded to the Board Members prior to tonight's meeting.

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Chairman Battista asked if any of the Board Members have any comment on said Resolution? Hearing none, Mr. Battista asked for a motion to adopt Resolution BA2020-06.

Mr. Porzio offered a motion to memorialize Resolution BA2020-06 seconded by Mr. Palmieri

ROLL CALL

AYES: Mr. Porzio, Mr. Palmieri, Chairman Battista, Mr. Slazyk, Mr. McKinley

NAYES: None

ABSENT: Mr. Lomangino, Ms. Berk, Mr. Kuzmin

INELIGIBLE: Ms. Hatami

NEW BUSINESS-

**BA2020-08 LISA IVANICKI: 29 PILGRIM AVENUE, BLOCK 124.11 LOT 17
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.

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

Attorney Hirsch swore in Lisa Ivanicki as the Applicant.

Ms. Ivanicki explained that she is here this evening seeking relief to reconstruct and expand her backyard patio.

Referencing Mr. Neff's Engineering Report, Chairman Battista stated that this property is currently allowed 38% lot coverage whereas the applicant is proposing 42.6%.

Ms. Ivanicki explained that they wish to have a full-size patio in order to have a full-size table with chairs. The grounds are very wet and therefore cannot have the table and chairs on the grass.

Chairman Battista asked Ms. Ivanicki to describe the wooded area behind her home. Ms. Ivanicki stated that it is a wooded area that backs up to another home approximately over 100 feet away.

Chairman Battista asked Mr. Neff to describe the land behind the property, and Mr. Neff stated that the land is a large common open space area owned by the Borough of Tinton Falls.

Chairman Battista inquired if the patio will be at least 10 feet from the rear property line, Ms. Ivanicki stated that it will be over 10 feet from the rear.

Chairman Battista asked if there will be any grading changes with the installation of this patio and Ms. Ivanicki confirmed that the grading will not change.

Mr. Hirsch clarified for the record that the building coverage permitted is 25% whereas 26.5% currently exists. The Applicant is looking to exceed the coverage by 3.6%. The property is a slightly undersized lot.

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Ms. Hatami inquired about is contributing to the wet land in the backyard, Ms. Ivanicki clarified that it is mostly sandy soil that is covered in shade making the land soft.

Seeing no public present in the audience Chairman Battista asked for a motion to close the Public Discussion.

Chairman Battista offered a motion to close the Public Discussion, seconded by Mr. Palmieri, all present voted in favor.

Chairman Battista asked if the Board had any further question or comments, hearing none he asked for a motion to approve BA2020-08.

Mr. Porzio offered a motion to approve BA2020-08, seconded by Mr. McKinley.

ROLL CALL

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

NAYES: None

ABSENT: Mr. Lomangino, Ms. Berk, Mr. Kuzmin

INELIGIBLE: None

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

Respectfully submitted,


Trish Sena
Zoning Board Secretary

APPROVED AT A BOARD OF ADJUSTMENT MEETING ON: **December 3, 2020**