

REGULAR MEETING OF THE EATONTOWN ZONING BOARD
February 14, 2022 – hybrid format

Call to Order

Chairman East called this hybrid meeting to order at 7:05 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act and had been noticed in the Asbury Park Press and the Star Ledger and a copy of the agenda for this meeting had been posted on the bulletin board in Borough Hall, on the outside doors and on the Borough website.

Roll Call

Members Present: Ch. East, Mr. Granata, Mr. Liszanckie, Mr. Anderson, Ms. Faust, Ms. Faccone, Mr. Mednick

Absent: Vice-Chair Gilmore

Also present: Mr. Leckstein, Board Attorney; Ed Herrman, Board Engineer and Colleen Matthews, Board Secretary;

Minutes

Motion is made by Mr. Granata and seconded by Mr. Mednick to approve the minutes of January 3, 2022.

Ayes: Mr. Granata, Mr. Mednick, Chairman East, Mr. Liszanckie, Mr. Anderson, Ms. Faust, Ms. Faccone

Nays: None

Absent: Mr. Gilmore

Ineligible: None

Resolution to be Memorialized

None

New Business:

ZB 2021-18 – 8 Judy Road; Blk 3001 lot 36 - Christopher and Darice Asaro

Variances for front yard impervious coverage; shed rear yard setback; shed side yard setback; deck rear yard set back; deck side yard setback; east pool patio pavers set back; west pool patio pavers setback; west rear walkway setback.

Atty. Leckstein marks the following into evidence.

A-1 Variance plan

A-2 Boundary and Topographic Survey

A-3 Copies of 13 photos of the property

A-4 Surrounding area pool exhibit.

B-1 Engineering Review Letter dated January 18, 2022

Rick Brodsky, Esq., states that he is representing the applicant in this matter. Atty. Brodsky reviews the history of the property and the improvements that are located in the back yard.

Atty. Brodsky states that the applicants have started to remove some pavers from the back yard as well as are removing a shed and ground-level deck that is below the shed from the rear corner of the back yard. These

actions will alleviate some of the variances that are needed. Specifically (e) will be eliminated and (a) (b) and (c) will be affected as specified in Engineer Herrman's review letter.

Engineer Robert Benedetto, is sworn in and accepted as an expert. Mr. Benedetto reviews the improvements that are located on the property, variances requested in their entirety as well as the effect removing pavers and an accessory structure along with decking will affect certain variances. Grading and drainage are reviewed and it is stated that there are no drainage issues currently affecting the property.

Engineer Herrman reviews that there is a rear fence that runs between this subdivision as well as another subdivision.

Christine Nazzaro-Cofone, professional planner, is sworn in and accepted as an expert by the Board. Ms. Cofone reviews the negative and positive criteria regarding the variances requested and her overall impression of the property.

Chairman East asks if there are any public who wish to ask a question or make a comment.

Denise Avraham, current owner of 8 Judy Road, asked a question about the back yard fence. She also asks a question about possibly adding a storage area.

Engineer Herrman states that the property is already in variance conditions and should the new homeowners wish to add anything to the property, a variance would be needed for further relief. An as-built is requested so that, once the pavers, ground-level deck with accessory structure is removed, there is an accurate document reflecting the property going forward.

Christopher Asaro, applicant, is sworn in by Atty Leckstein. He states that the purpose of the remaining area of the ground-level wooden deck I for storage, once the accessory structure is removed, there is a deck box that contains cushions and pillows from the patio furniture.

Maria Gagme, 10 Judy Road, states that she is an adjacent neighbor and has no objections to the granting of the variances requested in this application and also states that she has no drainage issues in her yard.

Board members discuss the application.

Atty. Leckstein reviews the application with the requested variances.

Motion is made by Mr. Liszanckie and seconded by Mr. Mednick to approve the application as discussed.

Ayes: Mr. Liszanckie, Mr. Mednick, Ch. East, Mr. Granata, Mr. Anderson, Ms. Faust, Ms. Faccone

Nays: None

Absent: Vice-Chairman Gilmore

Ms. Faust excuses herself from being able to hear Mr. Simmons' application as he is an immediate neighbor within 200 feet.

ZB 2021-21 8 Meadowbrook Blk 2611 lot 10 – Robert Simmons

Widen existing driveway – side yard setback; front yard impervious coverage variances. Pool patio enlarged and walkway installation creating side yard setback variance for walkway

Atty. Leckstein enters the following into evidence:

A-1 Denial letter

A-2 Survey of the Property

Atty. Leckstein swears in Mr. Simmons, who resides at 8 Meadowbrook.

Mr. Simmons explains his application. He is requesting to widen his concrete driveway with additional concrete so that he can fit two cars in the driveway. Currently he can only fit one car. There is no curb cut needed. Mr. Simmons explains that additional variances requested are for pre-existing conditions before he purchased the home this past October.

Chairman East asks if there are any drainage issues as a result of the pool. Mr. Simmons states that there are no issues. Should there be any future drainage/flooding issues reported to the town, as a condition of approval, they will be addressed by the applicant.

Chairman East asks if there is anyone in the public who wishes to make a comment or ask a question regarding this application.

Anthony Talerico, Jr. states that he is Mr. Simmons' neighbor and commends him on improvements to the property. Mr. Talerico gives his opinion on the drainage of the property.

Motion is made by Mr. Anderson and seconded by Mr. Liszancki to approve the application as discussed.

Ayes: Mr. Anderson, Mr. Liszanckie, Ch. East, Mr. Granata, Mr. Mednick, Ms. Faccone

Nays: None

Absent: Vice-Chairman Gilmore

Other Business

Chairman East asks the Board if they wish to continue virtual meetings or go back to in-person meetings. There is discussion amongst the Board members and it is decided that in-person meetings are to be reinstated.

Adjournment

Motion is made by to close the meeting at 8:25 p.m. by Ms Faust and seconded by Ms. Faccone. All in favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary