

REGULAR MEETING OF THE EATONTOWN ZONING BOARD
June 13, 2022 – in-person meeting

Call to Order

Chairman East called this in-person meeting to order at 7:00 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, and on the Borough website.

Roll Call

Members Present: Ch. East, Vice-Chair Gilmore; Mr. Granata, Mr. Liszanckie, Mr. Anderson, Ms. Faccone
Absent: Mr. Mednick, Ms. Faust

Also present: Mr. Leckstein-Board Attorney. Ed Herrman- Board Engineer, McKinley Mertz – Board Planner and Colleen Matthews, Board Secretary;

Minutes

Motion is made by Vice-Chairman Gilmore and seconded by Mr. Granata to memorialize the meeting minutes of May 9, 2022.

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

Nays: None

Absent: Mr. Mednick, Ms. Faust

Resolutions to be Memorialized

ZB 2022-03 – Caradam, LLC – 29 Highway 35, Block 1001, lot 20

Appeal Decision of Zoning Officer

Application for use variance for drive-thru with bulk variances; site plan amendment

Motion was made by Mr. Anderson and seconded by Mr. Liszanckie to memorialize Resolution Rejecting Jurisdiction to Hear Appeal of Zoning Officer's Decision as well as the second resolution entitled Resolution Granting Preliminary and Final Site Plan Approval Along with Use and Bulk Variance Relief.

Ayes: Mr. Anderson, Mr. Liszanckie, Ch. East, Vice Chair. Gilmore, Mr. Granata, Ms. Faccone

Nays: None

Absent: Mr. Mednick, Ms. Faust

New Business

ZB 2022-04 GSV Holding, LLC., d/b/a Garden State Veterinary Specialists

246 Industrial Way West, Blk 3502 lots 7 & 8

Bulk variances for 4 building signs where 2 are permitted and

Directional sign height of 4 feet where 2.5 feet is permitted.

Jennifer Krimko, Esq., states that she is the attorney for the applicant. Ms. Krimko reviews the application and summarizes that the additional signs are needed in order to guide patrons, as it is a 24/7 emergency veterinary facility. Also, a generator was inadvertently left off of the plan as well as space for oxygen tanks. Variances are only required for the signs.

Atty. Leckstein marks the following into evidence

A-1 Engineering Plans

A-2 Architectural Plans

B-1 Board Planner Review Letter

B-2 Board Engineer Review Letter

B-3 Environmental Commission Review Letter

B-4 Shade Tree Review Memo

B-5 Traffic Safety Letter

The Board Engineer, as well as the Board Planner, reviewed the variances and the application with the Board members and ask questions of Ms. Krimko for clarification regarding parking, fencing.

Chairman East asks if there is any public in attendance that wish to ask a question or make a comment. None heard.

Motion is made to approve the application as discussed by Vice-Chair Gilmore and seconded by Mr. Granata.

Ayes: VC Gilmore, Mr. Granata, Chairman East, Mr. Liszanckie, Mr. Anderson, Ms. Faccone.

Nays: None

Absent: Mr. Mednick, Ms. Faust

Miscellaneous

Engineer Herrman asks that since Ms. Krimko is here, he would like to ask discuss with her a couple of issues that the Board has expressed concern over regarding applications that have previously been before the Board. Engineer Herrman asks for clarification regarding the landscaping of the Monmouth Self-Storage facility. Engineer Herrman states that he has today received a report on the health of the trees. Atty. Krimko summarizes the report for the Board. It is confirmed that all of the dead trees will be replaced and there will be some care provided to the existing trees along Clinton Avenue as recommended by professionals. Engineer Herrman will review the report and any recommendations he may have, Atty. Krimko states that the applicant will comply.

With regard the Brightview property, it is anticipated that the landscaping/buffering will commence in the fall.

ZB 2022-01 Luiz Dos Santos

254 Clinton Avenue, Block 1303 lot 8

Seeking bulk variance approval for a retaining wall constructed without prior approval

Atty. Leckstein marks the following exhibits into evidence:

A-1 Exterior Wall Plan

A-2 Soil Erosion and Sediment Control Plan

A-3 Plot Grading Plan

A-4 Retaining Wall Calculations

A-5 Collection of Photos

A-6 Photo of Clear Porch Railing

B-1 Engineering Review Letter

Kevin Asadi, Esq., states that he is representing the applicant in this matter. Atty. Asadi states that the applicant has been doing work on his property and that there is a steep slope in his front yard. The applicant installed retaining walls, not realizing that permits were needed. The ordinance prohibits retaining walls in excess of 2 ½ ft. and the applicants walls are approximately 4 ft. in height.

Antonio Scalise , AIA of Parallel Architectural Group, is sworn in and accepted as an expert by the Board. Mr. Scalise explains the details of the retaining walls and why they are needed for this property. There is discussion about what kind of railings are proposed for safety purposes.

The Board members and Board professional discuss all aspects of this application including drainage, grading and placement of the retaining walls and step placement.

Luiz Dos Santos, applicant, is sworn in. The Board asks him what his intentions are with regard to finishing the retaining walls. The railings and plexi-glass barrier are discussed.

Chairman East asks if there are any public in attendance that wish to ask a question or make a comment. None heard.

Motion is made by Vice-Chair Gilmore and seconded by Mr. Liszanckie to approve the application as discussed.

Ayes: VC Gilmore, Mr. Liszanckie,, Chairman East, Mr. Granata, Mr. Anderson, Ms. Faccone

Nays: None

Absent: Mr. Mednick, Ms. Faust

Adjournment

Motion is made by to close the meeting at 8:10 p.m. by Mr. Anderson and seconded by Mr. Liszanckie. All in favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary