

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT
August 8, 2022 – in-person meeting

Call to Order

Vice-Chairman Gilmore 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: VC Gilmore, Mr. Granata, Mr. Liszanckie, Mr. Mednick, Ms. Faust, Ms. Faccone

Absent: Ch. East, Mr. Anderson

Also present: Mr. Leckstein-Board Attorney and Colleen Matthews, Board Secretary;

Minutes

Motion is made by Mr. Mednick and seconded by Mr. Granata to memorialize the meeting minutes of July 11, 2022. All in Favor.

Ayes: Mr. Mednick, Mr. Granata, VC Gilmore

Nays:None

Absent: Ch. East, Mr. Anderson

Not eligible: Mr. Liszanckie, Ms. Faust, Ms. Faccone

Resolutions to be Memorialized

ZB 2022-05 Culmac Investors, Inc.

Walter Avenue Blk 3303 lot 1; and Herbert Parkway Blk 3304, lots 1 & 77; and Herbert Parkway, Blk 3304 lots 74-75 & 76

Lot consolidation and construction of a single family dwelling which requires a use variance

ZB 2022-07 Michael & Teresa Fedo

33 Brentwood Rd

Blk 3101 lot 15

Front porch setback

ZB 2022-06 Moustafa Soliman,

14 Bernad St., Blk 2102 lot 10

In ground pool side yard setback; existing front yard impervious coverage

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Motion is made by Mr. Granata and seconded by Mr. Mednick to memorialize all three resolutions.

Ayes: Mr. Granata, Mr. Mednick, VC Gilmore

Nays: None

Not eligible: Mr. Liszanckie, Ms. Faust, Ms. Faccone

Absent: Mr. Anderson, Ch. East

New Business

ZB 2022-08 S. Meeking & P. Corrente
18 Tess Court, Blk 1801 Lor 31
Side yard setback; front yard impervious coverage

Atty. Leckstein marks the following into evidence.

A-1 Denial letter dated March 24, 2022

A-2 Survey of the property

A-3 Survey with proposed improvements

Atty. Leckstein swears in the applicants, Susan Meeking and Paul Corrente.

Ms. Meeking explains the relief they are requesting. The applicant explains that the proposed patio location is 6' from the west side property line, and paver patio and pavilion is located 21 ft. from the east side property line whereas 25 ft. is required. Also, the existing driveway exceeds the front yard impervious coverage at 22%, where 14% is permitted. The applicant states that they wish to construct the patio and pavilion for relaxing and entertainment purposes.

The Board members discuss the application.

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

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

Ayes: Mr. Mednick, Mr. Liszanckie,

ZB 2022-09 Hanan, Steve & Nadine
9 Valley Forge Rd, Blk 4101 Lot 28
1. Bedroom in basement;
2. Existing driveway setback is 6 ft. whereas 7.5% is required
3. Proposed driveway side yard setback is 7ft whereas 7.5' is required
4. Proposed front walkway front yard setback 0', whereas 50 ft. required
5. Existing front yard impervious coverage 11.36%, proposed 53.40%, whereas 12% permitted
6. Existing impervious coverage 36%, proposed 56%, permitted 36%

Atty. Leckstein marks the following into evidence:

- A-1 Denial
- A-2 Application to the Land Use Board
- A-3 Boundary & Topographic Survey
- A-4 Building Survey and Plot Plan
- A-5 Basement Plan
- A-6 Soil Erosion and Settlement Control Plan last revised 4-12-22
- A-7 Series of six photos of neighboring properties

Atty. Leckstein swears in the applicant, Mr. Hanan. The applicant states that he wishes to add a bedroom, playroom, storage, mechanical room and full bath in the basement, install circular driveway with curb cut, install new front walkway, add egress window for finished basement. Mr. Hanan further explains the renovation details of what is proposed.

It is discussed that the applicant will give up the front paver walkway to help bring down the impervious coverage overage percentage.

The board members ask multiple questions about the basement bedroom and the circular driveway. There is a question about the 4" pvc drain pipe that is shown on the boundary and topographic survey dated December 17, 2021 and whether or not the circular driveway would impact this.

The Board decides to have the Board engineer look at this application with regard to impervious coverage percentages, drainage and with regard to the drainpipe that seems to run across the front yard.

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

Mr. Liszanckie makes a motion to approve the application pending percentage verification from the Board Engineer as well as an opinion as to whether or not the circular driveway would impact the underground 4" pvc drainage pipe and a drainage review, seconded by Mr. Mednick.

Ayes: Mr. Liszanckie, Mr. Mednick, VC Gilmore, Mr. Granata, Ms. Faust, Ms. Faccone

Nays: None

Absent: Ch. East, Mr. Anderson

**ZB 2022-12 Brents, Jeffrey & Kathryn
29 Watson Place, Blk 1110 L 21**

Applicant proposing to pave existing non-conforming driveway, variances as follows:

1. Impervious lot coverage existing is 50.74%, proposed is 50.74, permitted is 45%
2. Impervious front yard lot coverage existing is 34%, whereas 15% is permitted
3. Driveway side yard setback existing at closest 0', whereas 7' is required;
4. Garage side yard setback existing 3', whereas 7'; is required;
5. Garage rear yard setback existing 3', whereas 5' is required;
6. Front yard principal structure setback existing is 25', whereas 30' is required

Atty. Leckstein marks the following into evidence:

A-1 Denial

A-2 Land Use Board Application

A-3 Survey

Attorney Leckstein swears in the applicants, Jeffrey and Kathryn Brents.

Mr. Brents states that they wish to pave their existing non-conforming driveway, thus triggering these six variances to bring the property up to current ordinance. They have lived in the home over 30 years and are tired of the stone driveway. It is hard to shovel and keep clean of weeds. The paved driveway will have the same footprint of the new paved driveway.

VC Gilmore asks if there is anyone in the public who wishes to make a comment or ask a question. None heard.

Mr. Granata makes a motion to grant this application as discussed, seconded by Ms. Faccone.

Ayes: Mr. Granata, Ms. Faccone, VC Gilmore, Mr. Liszanckie, Mr. Mednick, Ms. Faust.

Nays: None

Absent: Ch. East, Mr. Anderson

Miscellaneous

None

Adjournment

Motion is made by to close the meeting at 7:50 p.m. by VC Gilmore. All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary