

REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT
December 11, 2023 – Regular 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 has been posted on the bulletin board in Borough Hall, and on the Borough website.

Roll Call

Members Present: Chairman East, Vice-Chairperson Faust, Mr. Granata, Mr. Liszanckie, Mr. Anderson, Ms. Faccone

Absent: Mr. Mednick, Mr. Gilmore

Also present: Marc Leckstein, Board Attorney; Ed Herrman, Board Engineer; Board Planner M. McKinley Mertz, Colleen Matthews, Board Secretary

Approval of Minutes

Motion is made by Mr. Liszanckie and seconded by Mr. Anderson to accept the minutes of November 13, 2023.

Ayes: Mr. Liszancki, Mr. Anderson, Ch. East, V.C. Faust, Mr. Granata, Ms. Faccone

Nays: None

Not eligible:

Absent: Mr. Mednick, Mr. Gilmore

Resolutions to be Memorialized

ZB 2023-11 Fontana, Joseph for Delores (con't from August 14, 2023)

Paul Avenue

Block 3309 lot 32

Proposal to build new home – multiple variances

Atty. Leckstein states that this resolution will be finished for the next meeting.

ZB 2023-16 Russell Deady

27 Meadowbrook Block 2610 Lot 11

Proposal to expand existing 15'x20' non-conforming driveway to 20'x25' driveway and installed a rear yard 20'x21' patio

- 1. Existing side yard setback is 0, proposed is 0, where 7' is required**
- 2. Existing front yard impervious coverage is 25%, proposed is 31%, where 13 is maximum permitted**
Rear yard patio existing side yard setback is 0, whereas 7' is required

Motion is made by Mr. Granata and seconded by Mr. Liszancki to memorialize this resolution.

Ayes: Mr. Granata, Mr. Liszancki, Ch. East, V.C. Faust, Mr. Anderson, Ms. Faccone

Nays: None

Absent: Mr. Mednick, Mr. Gilmore

6. New Business

ZB 2023-17 Hatzalah Emergency Medical Services of the Jersey Shore

16 and 20 Whalepond Road

Block 4002 Lot 2201

Use Variance; Minor Site Plan

Jennifer Krimko, Esq., states that she is representing the applicant in this matter.

Atty. Leckstein marks the following into evidence:

A-1 Layout prepared by Langan Engineering

Atty. Krimko states that Hatzalah is a non-profit emergency ambulance service that provides this service throughout the Jersey shore. The applicant is seeking to locate one of their ambulances on a permanent basis to this synagogue located at 16 and 20 Whalepond Road. Many of the participants on this EMS live in the area near this synagogue. The stationing of the ambulance in this location will allow a driver to arrive at the ambulance between 1-3 minutes. A-1 shows the one parking place for the ambulance and a sign designated it for the ambulance but we need a second sign for the EMT/driver parking space to ensure that the EMT/driver can park and be on his way. The emergency lights and/or sirens would not be turned on until after leaving the synagogue property. Atty. Krimko reviews the inherently beneficial use of this emergency ambulance use.

Dave Boesch, landscape engineer, Nelson Engineering, is here because he was the expert on the previous Temple application and can answer any questions from the original Planning Board addition application. Atty. Leckstein swears in Mr. Boesch. Mr. Boesch answers the questions that were asked from the Planner's review letter. Mr. Boesch states that resolution compliance has only just now been completed and construction should begin soon. Hatzalah is looking to park at the synagogue as soon as possible and will park near the Rabbi's residence during construction, Atty. Leckstein asks for a revised plan showing the two permanent, as well as the two temporary parking spaces. There are no changes from the Planning Board approval regarding the addition. There will be no Hatzalah personal at the synagogue, this is just for a place to house the ambulance. The conduit being installed is solely for the use of the ambulance.

Chairman East asks if there is anyone in attendance that wish to ask a question or make a comment regarding this presentation.

David Gindi, relays an incident whereby he was on location of an accident and neither an ambulance nor the paramedics were on location and they had been waiting for 15 minutes. Mr. Gindi called Hatzalah and they were on location in 5 minutes, able to render care.

Vice-Chairperson Candace Faust makes a motion to approve the application as discussed, seconded by Mr. Granata.

Ayes: V.C. Faust, Mr. Granata, Chairman East, Mr. Liszanckie, Ms. Faccone

Nays: None

Absent: Mr. Mednick, Mr. Gilmore

Adjournment

Motion is made to close the meeting at 7:20 p.m. by Mr. Liszanckie. All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary