

SPECIAL MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT
February 27, 2025
Minutes

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 Granata, Mr. Gilmore, Mr. Anderson, Mr. Mednick, Ms. Faccone, Ms. Larsen

Absent: Mr. Lizanckie

Also present: Kasey Gregg, Board Attorney (substituting for Marc Leckstein); Colleen Matthews, Board Secretary; Ed Herrman, Board Engineer; McKinley Mertz, Board Planner

Approval of Minutes

Minutes

Motion is made by Ms. Faccone and seconded by Mr. Mednick to approve the February 10, 2025 minutes by all those eligible to vote.

All in Favor

Resolutions to be Memorialized

ZB 2024-16 Joseph Fontana
Paul and Knox Avenue (corner lot)
Block 3309 lot 32
Proposed new home

Atty. Gregg states that this application is still deficient in escrow and, therefore, the resolution will need to wait to be memorialized until such time as escrow is current.

New Business

ZB 2024-21 The Ridge at Suneagles, LLC
200 Lowther Drive
Block 501 Lot 1.03
d-6 height variance

Atty. Gregg marks the following exhibits:

A-1 application
A-2 variance plan
A-3 development plan
A-4 as-built survey

B-1 Planner's review letter
B-2 Engineer's review letter
B-3 Traffic Safety review letter

Salvatore Alfieri, Esq., states that he is representing the applicant in this matter.

Marc Leber, engineer, is sworn in by Atty. Gregg and accepted as an expert by the Board. Mr. Leber reviews this site encompasses a golf course, restaurant and condominiums that are in the process of being built. This application was previously before the Planning Board and was granted approval. There was a misunderstanding as to how the height of the residential buildings was calculated. FMERA calculates heights by using average grades around the entire structure for building height. The Borough of Eatontown uses only the façade height of the front of the building to calculate building height. There are some buildings that exceed the height allowed by Eatontown calculations. Mr. Leber states that the height overage is not discernable and is not out of character for the area. In support of this, Mr. Leber distributes a photo packet consisting of 7 pages of different views of the golf course with the townhomes. Atty. Gregg marks it into evidence as A-5.

With regard to sidewalks, the site is still under construction, but there is a previous Board requirement for a sidewalk along Maxwell Rd., which would run up to the County's bridge location. The applicant has agreed to pay into the sidewalk fund. There will be some sidewalk from Tinton Avenue into the corner of Maxwell with a possible school bus stop. There is an internal asphalt trail that runs through the interior of the townhome development.

Mr. Leber states that the street trees, landscaping, etc., still has to be installed to meet the prior approvals. Mr. Leber provides assurances that all will be finished.

Chairman East asks if there is any public in the room. There is no public in attendance for this application.

Engineer Herrman states that he had calculated the sidewalk fund amount for the whole length and believes it is reasonable to take a deduction for some of the length, as there are telephone poles and trees in this area and a sidewalk cannot be built in that location. The applicant has agreed to make payment into the sidewalk fund by 45 days of the memorialization of the resolution.

Mike Monroe, architect, is sworn in by Atty. Gregg and is accepted by the Board. Mr. Monroe explains that the tudor architecture is in keeping with the clubhouse and the history of the golf course. There are steep and various rooflines on the buildings that make it interesting to look at. At the back of the buildings, the height is

fairly low – 30’ to 31’. It was never the intention of the applicant to exceed the height allowed. Originally there was more berming proposed along the back of the buildings that had to be done away with because a retaining wall would then be needed. The retaining wall would not look pleasing to the eye. All of the buildings are offset at different angles.

Planner John Taikina, is sworn in by atty. Gregg and accepted as an expert by the Board. Mr. Taikina explains that when the building exceeds the height by 10% a D-6 height variance is needed and where it does not exceed 10%, a bulk variance is needed. The additional height can be handled by the site. The site is a golf course and the buildings do not interact with any existing development. The buildings were built exactly as proposed to the Planning Board for the original approval. The variances are because of the different calculation standards between FMERA and Borough of Eatontown.

Engineer Herrman also asks if the golf course is public or private. As part of the original application, it was testified to that the golf course would be remaining a viable public option.

Michael Daley, representative of Suneagles, is sworn in by Atty. Gregg. Mr. Daley states that with regard to the sidewalk inside the development, the idea is to have it meander through the golf course. There will be a 2-3 ft. strip between the sidewalk and the curb. The asphalt path will run up to driveways and continue on either side of the driveways.

With regard to the golf course, it is a semi-private course. There are members and there is public play. The golf course is closed on Mondays. Outings are held on Mondays. There is available public play Tuesday through Friday after 1:00 p.m. The weekends are for members only. It is \$225 for a round of golf plus an additional amount for a cart. The restaurant is open to the public. The COAH units are being worked on and should be finished soon. Seven of the 15 COAH units should be finished in the next two weeks. After the COAH units are finished the applicant can continue to sell their at-market townhomes.

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

Ayes: Mr. Gilmore, Vice-Chair Granata, Ch. East, Mr. Anderson, Mr. Mednick, Ms. Faccone, Ms. Larsen

Nays: None

Absent: Mr. Lizanckie

Correspondence

None

Adjournment

Motion is made by Ms. Faccone and seconded by Mr. Anderson to close the meeting at 8:00 p.m.

All in Favor.

Respectfully Submitted,

Colleen Matthews
Board Secretary