

TOWNSHIP OF MIDDLETOWN

Zoning Board of Adjustment

3 Penelope Lane

Middletown, NJ 07748-2504

JAMES HINCKLEY
Chairman



Organized December 14, 1667
"Pride in Middletown"

SANYOGITA S. CHAVAN, P.P., A.I.C.P.
Director of Planning

ERIN URIARTE
Board Secretary

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ZONING BOARD MEETING MINUTES JANUARY 28, 2019

A Regular Meeting of the Zoning Board of the Township of Middletown was held in the main meeting room at Town Hall, One Kings Highway, Middletown, New Jersey, at 7:00 P.M. on January 28, 2019.

Chairman Hinckley called the meeting to order and read the following notice:

The Notice Requirements provided for the Open Public Meetings Act have been satisfied. Notice of this meeting was properly given by transmission to the Independent, the Star Ledger and the Two River Times and by posting at the Middletown Township Municipal Building and filing with the Township Clerk on December 20, 2018. All notification for this meeting was given pursuant to the Open Public Meetings Act at least 48 hours prior to this meeting.

Roll call was taken with the following members present: Mr. Bane, Ms. Bouw, Mr. Bruncati, Chairman Hinckley, Ms. Sheridan, Ms. Sonatore, Mr. Truscott, Mr. Wrede, Mr. Zaccardo

Also present: Gregory Vella, Esq., Board Attorney; and Amy Sarrinikolaou, Board Planners

Absent: Ms. Gisondi

A salute to the flag followed.

RE-ORGANIZATION OF THE BOARD

Election of the Chairman – Motion was made to nominate James Hinckley as Board Chairman. Motion was seconded and approved with the following Roll Call vote:

Ayes: Bane, Bouw, Bruncati, Hinckley, Sheridan, Sonatore, Truscott, Wrede, Zaccardo

Nays: None

Election of the Vice Chairman – Motion was made to nominate Chantal Bouw as Vice-Chair. Motion was seconded and approved with the following Roll Call vote:

Ayes: Bane, Bouw, Bruncati, Hinckley, Sheridan, Sonatore, Truscott, Wrede, Zaccardo

Nays: None

Appointment of Board Attorney – Motion was made to appoint Gregory Vella as Board Attorney. Motion was seconded and approved with the following Roll Call vote:

Ayes: Bane, Bouw, Bruncati, Hinckley, Sheridan, Sonatore, Truscott, Wrede, Zaccardo

Nays: None

Appointment of Board Engineer – Motion was made to appoint David Hoder of Hoder Associates and Robert Bucco of Najarian Associates as Board Engineers. Motion was seconded and approved with the following Roll Call vote:

Ayes: Bane, Bouw, Bruncati, Hinckley, Sheridan, Sonatore, Truscott, Wrede, Zaccardo

Nays: None

Many Neighborhoods. One Middletown!

Belford ◊ Chapel Hill ◊ Fairview ◊ Harmony ◊ Leonardo ◊ Lincroft ◊ Locust ◊ Middletown Village
Monmouth Hills ◊ Navesink ◊ New Monmouth ◊ North Middletown ◊ Nut Swamp ◊ Oak Hill ◊ Port Monmouth ◊ River Plaza

Appointment of Board Secretary – Motion was made to appoint Gloria Tartaro as Board Secretary. Motion was seconded and approved with the following Roll Call vote:

Ayes: Bane, Bouw, Bruncati, Hinckley, Sheridan, Sonatore, Truscott, Wrede, Zaccardo

Nays: None

Chairman Hinckley opened the meeting to the public for any non-agenda items. No comments or questions were received.

RESOLUTIONS

#2018 – 010, Jerry Mason, Resolution Denying Application – Motion was made to adopt the Resolution of Denial. Motion was seconded and approved with the following Roll Call vote:

Ayes: Bouw, Bruncati, Hinckley, Sheridan, Sonatore, Wrede, Zaccardo

Nays: None

MINUTES

Motion was made to approve the minutes of August 27, 2018, September 24, 2018, October 22, 2018 and November 26, 2018. Motion was seconded and all present eligible members voted in favor.

ADMINISTRATIVE MATTERS

Payment of Vouchers – Motion was made to approve the Payment of Vouchers for January 28, 2019. Motion was seconded and approved upon the following Roll Call vote:

Ayes: Bane, Bouw, Bruncati, Hinckley, Sheridan, Sonatore, Truscott, Wrede, Zaccardo

Nays: None

OLD BUSINESS

#2018-015, Zukerman – Mr. Vella explained that the Board has received correspondence from Richard Sciria, the Attorney for the Applicant, dated January 16, 2019 that the applicant will be revising the application to conform with the Ordinance therefore a variance is no longer needed and the applicant is withdrawing the application.

Motion was made to acknowledge the withdrawal. Motion was seconded and approved upon the following Roll Call vote:

Ayes: Bane, Bouw, Bruncati, Hinckley, Sheridan, Sonatore, Truscott, Wrede, Zaccardo

Nays: None

Mr. Hinckly thanked the Board for electing him as Chair and commended everyone on the Board and in Administration for the job they do.

#2018-014, 216 Pine Place – Mr. Vella noted that this application was heard last month, the applicant has submitted revised plans, which were marked as Exhibit A-5. The Planner has provided a memo dated January 18, 2019 which is marked as Exhibit ZB-2.

Dante Alfieri introduced himself as the attorney for the applicant. The last meeting was December 10, 2018 and the applicant has revised the plan to address some of the concerns. The variances were minimized the best they can and they are removing the existing driveway and proposing a totally new driveway. A change was made to the garage and storage area as well.

Paul S. Moore was sworn and accepted as an expert engineer. He described the previous proposal as well as the changes that were made. He explained how he calculated lot coverage, noting that the walkways are counted towards the calculation and drives the hardship of the variance. The subject property is 31,386 square feet with 87.43 feet of frontage on Pine Place. The property presently contains an existing 2 and ½ story home and a drive way on the South side of the home. The applicant proposed to construct a 1,109 square foot addition to the North of the Home, which will be a garage, with a storage area and a mechanical room in the basement. The applicant is proposing to eliminate the driveway on the South side of the home. The applicant requires a side yard setback variance and building coverage variance.

Mrs. Sarrinikolaou advised that walkways are not included in the impervious coverage. Discussion was held regarding same.

Mr. Hinckley expressed concern with the storage of vehicles. Mr. Alfieri explained that the storage location for his collection of vehicles is at another location, he would simply like to enjoy them at his home. Ms. Sonatore expressed concern with the variance for vehicle storage staying with the property and going to future owners who may be commercial. Mr. Vella explained the restrictions that can be placed in any Resolution of Approval that could be in the form of a deed restriction to restrict future use of the property. Mr. Alfieri agreed to such stipulations and agreed that it is strictly private use.

Discussion was held regarding lot coverage. The applicant agreed to remove the 18 x 18 foot stall to increase the throat of the driveway in order to comply with lot coverage.

Mr. Hinckley asked for questions and comments from the public, however none were received.

Mr. Hinckley stated that the applicant has done a great job to address the Board concerns. He does not feel it will detriment the zone plan.

Motion was made to approve the application. Motion was seconded and approved upon the following Roll Call vote:

Ayes: Bane, Bouw, Bruncati, Hinckley, Sheridan, Sonatore, Truscott, Wrede, Zaccardo

Nays: None

ADJOURNMENT

Mr. Hinckley offered a motion to adjourn the meeting at 7:56 pm, seconded by Mr. Wrede. All present members voted in favor by voice vote.

Prepared by:



Erin Uriarte, Board Secretary
Zoning Board of Adjustment