

TOWNSHIP OF MIDDLETOWN

Zoning Board of Adjustment and Appeals

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
Planning Board Secretary

Tel: (732) 615-2102
Fax: (732) 615-2103

ZONING BOARD MEETING MINUTES AUGUST 26, 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 August 26, 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. Wrede, Ms. Bouw, Mr. Hinckley, Ms. Sonatore, Mr. Bane, Ms. Sheridan, Mr. Buncati

Also present: Gregory Vella, Esq., Board Attorney; Sanyogita Chavan, Board Planner; Thomas Incorvaia, Assistant Planner; and Erin Uriarte, Board Secretary

Absent: Mr. Zaccardo, Mr. Truscott,

A salute to the flag followed.

Chairman Hinckley opened the meeting to the public for questions or comments for non-agenda items, however none were received.

RESOLUTIONS

#2019-009, Adnaga, LLC, Block 779.02, Lot 43, 19 Park Way, and Resolution Memorializing Use Variance Approval to Permit an Accessory Structure without a Principal Structure – OFFERED A MOTION TO APPROVE THE RESOLUTION SECONDED BY MR. HINCKLEY.

Roll Call:

Ayes: Wrede, Bouw, Hinckley, Sonatore, Bane

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

APPROVAL OF MINUTES

MR. HINCKLEY OFFERED TO APPROVE THE MINUTES OF JULY 22, 2019, SECONDED BY MRS. SONATORE. ALL PRESENT, ELIGIBLE MEMBERS VOTED IN FAVOR BY VOICE VOTE.

ADMINISTRATIVE MATTERS

Payment of Vouchers – Ms. Bouw indicated she has reviewed the vouchers in the amount of \$3,688.60 and found them to be in order.

MS. BOUW OFFERED A MOTION TO APPROVE THE PAYMENT OF VOUCHERS FOR AUGUST 26, 2019, SECONDED BY MS. SONATORE. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

2018 Annual Report – Ms. Chavan reviewed the Annual Report of the Zoning Board.

OLD BUSINESS

#2019-002, Thomas J. Earle, Block 882, Lot 17.01, 303 Cooper Road, Application for Bulk “C” Variance for Rear-Yard Setback, Building and Lot Coverage – Chairman Hinckley noted that this is a continued application and asked that only the changes be discussed.

Rick Brodsky appeared on behalf of the applicant and summarized the May hearing, noting that the Board had concerns with some of the variance relief being requested. The applicant’s professionals revised the plans to reduce the addition and barn size. The pergola near the pool has been removed to reduce lot coverage and the front setback variance has also been removed. The three variances needed are for existing side yard setback of 71.5 feet where 75 feet is required and the variance relief for building and lot coverage has been lessened but is still required.

Steven Krog remained under oath as the applicant’s engineering. A colorized rendering of the revised plans was marked as exhibit A-17. Mr. Krog reviewed the revised changes, noting the reduced driveway, the reduced motor court and the reduced Porte Cochere as well as the added grass area around the pool. He noted that the Porte Cochere meets the setback requirements. He noted the large trees on the site, some of which date back to the Civil War.

Cathy Zuckerman remained under oath as the project architect. The revised first floor plan was marked as Exhibit A-18. The revised second floor plan was marked as Exhibit A-19. The revised front and rear elevations were marked as Exhibit A-20. The revised side and rear elevations were marked as Exhibit A-21. Two mounted photos of the existing home were marked as Exhibit A-22. A two-sheet square footage detail was marked as Exhibit A-23. Ms. Zuckerman reviewed the revisions that were made noting that the most drastic change is the Porte Cochere being reduced to one-story. She summarized the square footage calculations.

Chairman Hinckley advised that he has no issues and he thinks a good job was done. The home is being kept within the character of the neighborhood and the variance relief isn’t too substantial given that it is an undersized lot.

Ms. Chavan noted that some of the calculations have some discrepancies between the two plans and asked that it be clarified as a condition of any approval.

Chairman Hinckley opened the hearing for members of the public, however no one appeared. Ms. Bouw offered a motion to close the public portions, seconded by Mr. Wrede. All present members voted in favor by voice vote.

Mr. Vella reviewed the conditions that would be included if the Board approves the application, a deed restriction would be placed on the second home, the plans will be updated so that the calculations are consistent between the two plans and tree removal permits will be obtained at time of construction.

MS. BOUW OFFERED A MOTION TO APPROVE THE APPLICATION WITH CONDITIONS NOTED, SECONDED BY MR. WREDE.

Roll Call:

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

Nays: None

NEW BUSINESS

#2019-011, Edwin Meulensteen, Block 795, Lot 5.02, 21 Red Hill Road, Application for Bulk "C" Variance Approval for Building Height and Setbacks – Mr. Vella advised that the notices are in order and the Board has jurisdiction to hear this application. The planner's memo dated August 18, 2019 was marked as Exhibit ZB-1. The property survey with proposed garage was marked as Exhibit A-1. A three sheet photo exhibit was marked as Exhibit A-2.

Edwin Meulensteen was sworn in as the applicant and explained the history of the home and the barn. The home is known as the Luyster house which was moved from a property owned by AT&T but the barn was never moved. Years after he inquired, he was given the opportunity to salvage what he could of the barn and he intends to build a smaller replica of the barn using as much of the original material as he can incorporate. The intent of the barn will be to store high end art, as he is an art dealer. There is well over 1000 feet between his property line and the developed portion of the AT&T site. Ms. Chavan added that there is a considerable amount of wetlands between the two as well.

Mr. Wrede indicated concerns with sales being done on the property. Ms. Chavan suggested a deed restriction and the application agreed to non-commercial and no living space restrictions on the barn.

Mr. Hinckley opened the hearing to the public however none appeared. He explained this is a unique application and he sees no detriment in granting the variance.

MRS. SONATORE OFFERED A MOTION TO APPROVE THE APPLICATION WITH THE CONDITION REGARDING DEED RESTRICTIONS, SECONDED BY MR. BANE.

Roll Call:

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

Nays: None

#2019-212, Norge LLC, Block 391, Lot 4, 32 Highland Blvd, Application for Bulk "C" Variance Approval for Front-Yard and Side-Yard Setback – Mr. Vella advised that the notices are in order and the Board has jurisdiction to hear this application. The planner's memo dated August 12, 2019 was marked as Exhibit ZB-1.

Kerry Higgins, Esq. appeared on behalf of the applicant. The proposed plans were marked as Exhibit A-1. Six photos of the existing home were marked as Exhibit A-2.

Greg Janiszweski, of J&F Renovations, was sworn in as the contractor hired by the applicant. He explained that they had received permits to renovate the existing home but once construction began, the work became more than they had thought. Many of the walls were rotted and had extensive termite damage. A photo of the home, mid-demolition was marked as Exhibit A-2 and showed the layers of rot and termite damage to the foundation. Once the home was gutted it became unstable, which forced the additional changes. Architectural plans prepared by

Catherine Franco were marked as Exhibit A-3. The front of the home is to remain as is, with four-foot steps. He noted that the existing tree in the front will remain.

Mr. Hinckley opened the hearing to the public however none appeared.

CHAIRMAN HINCKLEY OFFERED A MOTION TO APPROVE THE APPLICATION, SECONDED BY MR. WREDED.

Roll Call:

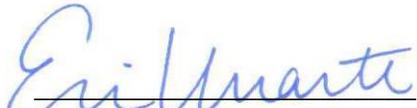
Ayes: Wrede, Bouw, Hinckley, Sonatore, Bane, Sheridan, Bruncati

Nays: None

ADJOURNMENT

MS. BOUW OFFERED A MOTION TO ADJOURN THE MEETING AT 8:46 PM, SECONDED BY MRS. SONATORE. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

Prepared by:


Erin Uriarte, Board Secretary
Zoning Board of Adjustment