

Chairman Sayah called the meeting to order and the Administrative Officer read the opening statement. The meeting was held remotely via Zoom due to COVID-19.

ROLL CALL: The roll call showed the following members present: Chairman Paul Sayah, Nicholas Borrillo, Matthew Hughes, Richard Mertens, Jose Orozco, Michael Ryan, and Michael Wrubel. Glenn Cantor and William Stahnten were excused.

Also in attendance were Andrew Bayer, Board Attorney, Charles Cunliffe, Board Engineer, Christine Bell, Board Planner, and Eileen Cusa Zoning Board Secretary. Shari Spero, Licensed Tree Expert, and John Aguiar, Code Enforcement Officer were excused.

PLEDGE OF ALLEGIANCE:

SWEARING IN OF ZONING BOARD PROFESSIONALS: Mr. Cunliffe and Ms. Bell were sworn in.

APPROVAL OF MINUTES: Mr. Hughes made a motion to approve the minutes from the March 13, 2023 meeting. Motion was seconded by Mr. Mertens and carried with Messrs. Borrillo, Hughes, Mertens, Orozco, Ryan, Wrubel and Sayah.

Mr. Borrillo made a motion to approve the minutes from the March 27, 2023 meeting. Motion was seconded by Mr. Orozco and carried with Messrs. Borrillo, Mertens, Orozco, Ryan and Sayah.

VOUCHERS: There were no vouchers to approve.

CORRESPONDENCE: Case No. BA08-24A Rod Zarelli will be carried to a later date with notice.

RESOLUTIONS:

A. Case No. BA21-15/ZS Mill I, LLC

Mr. Mertens made a motion to approve the resolution granting Use variances, Sign variances and Amended Site Plan to ZS Mill I, LLC. Mr. Hughes seconded the motion, and carried with Messrs. Borrillo, Hughes, Mertens, Orozco, Ryan, Wrubel and Sayah.

APPLICATIONS BEFORE THE BOARD:

a. Case No. BA18-37/ CTC Landscaping

Scott Kenneally, appeared as Attorney for the application of CTC Landscaping requesting (2) extensions of Time through April 24, 2024. The applicant Christopher Campanelli appeared before the board to discuss the extensions will allow them to complete the curbing work, place stock bin piles in the correct location as well as obtain other outside approvals. Ms. Bell and Mr. Cunliffe have no issues with granting the extensions. Mr. Hughes made a motion to grant the extensions, seconded by Mr. Orozco and carried with Messrs. Borrillo, Hughes, Orozco, Ryan, Wrubel and Sayah. Extensions granted.

May 8, 2023

b. Case No. BA22-16/ Paul Vallejo

Mr. Vallejo appeared before the board as applicant and owner of 37 Jennifer Drive to for a bulk variance application. Mr. Vallejo brought in Mr. William Voeltz as Professional Engineer to discuss the drainage plan. Mr. Vallejo submitted additional plans before the meeting consisting of Drainage improvement plan for the property. Mr. Cunliffe reported the drainage plan is adequate, the grading is acceptable but the patio may be graded differently and would like to hear from the public if any flooding occurred this past weekend with the heavy rain. Mr. Voeltz reported the excess southerly runoff should go to the trench drain. Mr. Vallejo reported the patio pavers are pitched appropriately. He will record the easement with the neighbors with the Monmouth County Clerk's office. No one from the public commented on this application. Mr. Hughes made a motion to approve this application with the drainage improvements and was seconded by Mr. Orozco, and carried with Messrs. Borrillo, Hughes, Mertens, Orozco, Ryan and Sayah. Application is approved.

c. Case No. BA23-01 Margaret McCrink

Mr. Todd Cohen appeared on behalf of the applicant and owner Estate of Margaret McCrink as well as Rob Sive, P.E. seeking bulk variance approval to construct a single family dwelling on an undersized lot in the ARE-6 zone. Mr. Cohen explained this lot was conforming prior to the recent zoning changes and the lot is going up for sale before the single family dwelling would be built. Mr. Cunliffe requested the resolution be filed with the Monmouth County Clerk's Office. The developer will be installing drywells and will receive all plot plan and grading plan approvals from the Township. The property will need a septic system with Monmouth County Board of Health approvals. Mr. Cohen asked Mr. Cunliffe if a "K" shaped driveway is adequate, Mr. Cunliffe has no objections as long as it will comply with Township ordinances. Mr. Cohen provided buy-sell letters to neighboring properties to try to conform to the ARE-6 zoning, he received no responses to the letters. Ms. Bell, has no objections to this application as Mr. Cohen attempted to comply. Mr. Cohen requested relief to the sidewalk ordinance as it would put a financial burden on the buyer, the board has no objections to granting this relief. The Board Secretary opened the meeting to the public, Victor Rocco a neighbor to the proposed site had questioned the board whether the two lots that the McCrink Estate owned had to be consolidated to conform. Mr. Cohen explained the one lot was previously sold. Mr. Cunliffe asked the resolution to be recorded with the Monmouth County Clerk's Office. Mr. Mertens made a motion to approve the application, seconded by Mr. Borrillo and carried with Messrs. Borrillo, Hughes, Mertens, Orozco, Ryan, Wrubel and Sayah.

Mr. Hughes made a motion to adjourn the meeting. Motion was seconded by Mr. Orozco and carried. Meeting adjourned at 8:22 p.m.

Respectfully submitted,
Eileen Cusa, Recording Secretary

NOTE: A CD or DVD of this meeting is available on request.