

Z.B. 16-6607 John & Lauren Lacognata –Public Hearing for a Bulk Variance to keep Belgium block curbing installed around the perimeter of the driveway closer than five feet from side property, located at 253 Nottingham Road, Block 139, Lots 53 in the R-30/20 zone.

Application to be carried to May 9, 2017 without further notice to property owners.

Z.B. 17-6611 Arkadiy Kofman –Public Hearing for a Bulk Variance to keep excessive lot coverage for circular driveway, patios and concrete porch built with permits at different times. Permits did not show previously approved structures. House was built in 2004 before the law changed to break out sq. ft. of principal structure from total lot coverage, located at 312 Bayview Dr., Block 153, Lots 62.05 in the LC/R-80 Grandfathered zone.

Perter Klouser Esq. introduced the application to the Board. Mr. Klouser stated that the Applicant is in the process of selling their home. While submitting the CCO application, it was discovered that the paver patio that was installed using stone dust not sand, and was ruled impervious, that is why the lot coverage is 4.9% over.

Lorali Totten, P.E. was sworn in and gave testimony. A-18 Color Aerial Display, dated 3/27/17, consisting of one page, was entered into evidence. Ms. Totten stated that most of the neighboring homes have similar amenities, such as circular driveways, swimming pools, & patios. Ms. Totten stated that if you were to remove the swimming pool from the calculation, the total coverage would be 19.9%. Ms. Totten stated that a representative of her firm tested the permeability of the paver patio by dumping 4 gals of water on the patio, and found that the longest time for the water to drain was approximately 5 minutes. Ms. Totten stated that the pavers are more pervious than not. She proposed to install 5 drywells to collect the rainwater from the downspouts and have the water recharge back into the ground at a much slower pace.

Laura Neumann (Board's Engineer) stated that she is comfortable with Ms. Totten's proposal of the drywells to remediate any drainage issues.

Martin Powers (Board Member) asked the location of the proposed drywells. Ms. Totten stated that they will be installed approximately 50' off the structure.

Kamalpreet Viridi (Board Member) asked why the survey states 21.2% coverage when the coverage is actually 19.9%. Ms. Neumann stated that the pool was calculated into the coverage and it should not have been.

PUBLIC - *There were no members of the public expressing an interest in this application.*

A motion in the affirmative

Offered: Acting Chairman Weilheimer Ayes: 5 (Mr. Viridi, Acting Chairman Weilheimer,
Dr. Adler, Ms. DiGrande & Mr. Powers)

Second: Mr. Powers Nays: 0
Absent: 3 (Mr. Solon, Mr. Zwerin,
Chairman Shapiro)

Abstain: 0

Z.B. 16-6584 Tuhap Holdings, LLC. - Continued Public Hearing for a Use variance to use existing single family home in front of site as two family home and to use a trailer as office and the rear building for storage of vehicles and equipment for an Industrial Steam Cleaning Company, located at 168 Tennent Road, Block 147, Lot 35 in the C-2 zone

Salvatore Alfieri Esq. gave a brief synopsis of the application. Mr. Alfieri stated that the Applicant testified that he does all he work off site. He would have no more than eight vehicles on site for the business. No mechanical work will be performed on site. No commercial signage is being proposed, because no one visits the site. Mr. Alfieri referred to the office trailer and stated that the Applicant agreed that within 12 months of approval, he would come back to the Board for a more permanent structure. Mr. Alfieri stated that the Applicant testified that the house was a two family use when he purchased the property.

Joshua Sewald, P.E. was sworn in and gave testimony. A-25 Revised Plot Plan, prepared by Dynamic Engineering, dated 5/24/16, Received 12/1/16, Consisting of 1 Page. Mr. Sewald described the septic systems, and that one is for the residential use & the other is for the commercial use. Mr. Sewald stated that the septic systems do not have leach fields, instead they have compartments Mr. Sewald stated that if the Board approves the use variance tonight, they would propose a new septic system with a leach field to bring it up to today's standards. Mr. Sewald stated that the Monmouth County Health Department doesn't have any record of the septic systems, and no record of permits for the septic systems. Mr. Sewald believes that the septic systems may be twenty years or more in age, but they are functioning.

Mr. Powers asked if there was room for a leach field to be installed, Mr. Sewald stated that there is room for a leach field.

Mr. Alfieri stated that the Applicant is withdrawing the request for the multifamily use. Mr. Alfieri also stated that the Applicant testified that they will have 8 no more than eight employees. The Applicant will install a 6' stockade fence between the subject site and the neighboring deli.

Z.B. 17-6610 Brandon & Kate Beja – Memorialization of Resolution granting a Bulk Variance to convert a one and a half story home into a full two story home and add a covered porch and deck, with insufficient lot area, insufficient side yard setback for principal structure, insufficient side yard setback ,rear yard setback for accessory structures, insufficient distance between structures, and only one shed is permitted on a residential property where two are existing, located on 402 Tennent Road, Block 299, Lots 170 in the R-80 zone.

Offered: Acting Chairman Weilheimer Ayes: 4 (Mr. Viridi, Ms. DiGrande, Dr. Adler, & Mr. Powers)

Second: Mr. Powers Nays: 0
Absent: 3 (Mr. Solon, Mr. Zwerin, Chairman Shapiro)

Abstain: 0

Z.B. 16-6567 TRIANGLE BUSINESS PARK, LLC. - Memorialization of a Revised Resolution granting a Use Variance to allow an Adult Medical Day Care facility, not permitted in the zone, located at 165 Amboy Road, Block 178, Lots 293 & 294 in the IOR zone

Offered: Ronald Cucchiaro, Esq. Ayes: 3 (Mr. Viridi, Ms. DiGrande, & Dr. Adler)

Second: Ms. DiGrande Nays: 0
Absent: 3 (Mr. Solon, Mr. Zwerin, Chairman Shapiro)

Abstain: 1 (Mr. Weilheimer)

A motion to adjourn was offered by Chairman Shapiro, seconded by Mr. Powers.

Respectfully submitted
Jennifer Bajar