

**REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT**  
**January 3, 2023 – Reorganization and Regular Meeting**

**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: Chairman East, Vice-Chair Gilmore, Mr. Granata, Mr. Liszanckie, Mr. Mednick, Mr. Anderson, Ms. Faccone, Ms Faust*  
*Absent: None*

Also present: Marc Leckstein, Board Attorney, Ed Herrman, Board Engineer, McKinley Mertz, Board Planner and Colleen Matthews, Board Secretary;

**Reorganization**

Atty. Leckstein states that the first order of business is to swear in those members who are being re-appointed.

Ms. Faust makes a motion and is seconded by Ms. Faccone to nominate Ken East as Chairman.

Ayes: Ms. Faust, Ms. Faccone, Mr. East, Mr. Gilmore, Mr. Granata, Mr. Liszanckie, Mr. Mednick, Mr. Anderson  
Nays: None  
Absent: None

Chairman East makes a motion to nominate Ms. Faust for Vice-Chairperson and is seconded by Mr. Liszanckie.

Ayes: Ch. East, Mr. Liszanckie, Mr. Gilmore, Mr. Granata, Mr. Mednick, Mr. Anderson, Ms. Faust, Ms. Faccone  
Nays: None  
Absent: None

Chairman East makes a motion to appoint Atty. Leckstein as the Board Attorney, seconded by Mr. Liszanckie.

Ayes: Ch. East, Mr. Liszanckie, Mr. Gilmore, Mr. Granata, Mr. Mednick, Mr. Anderson, VC Faust, Ms. Faccone  
Nays: None  
Absent: None

Chairman East makes a motion to appoint T&M as the Board Engineer and seconded by Ms. Faust.

Ayes: Ch. East, VC Faust, Mr. Gilmore, Mr. Granata, Mr. Liszanckie, Mr. Mednick, Mr. Anderson, Ms. Faccione  
Nays: None  
Absent: None

Motion is made by Ch. East to appoint Heyer and Gruel as Board Planner and seconded by Mr. Mednick  
Ayes: Ch. East, Mr. Mednick, Mr. Gilmore, Mr. Granata, Mr. Liszanckie, Mr. Anderson, Ms. Faust, Ms. Faccione

Motion is made by Ch. East to appoint Colleen Matthews as Board Secretary and seconded by Mr. Liszanckie  
Ayes: Ch. East, Mr. Liszanckie, Mr. Gilmore, Mr. Granata, Mr. Mednick, Mr. Anderson, VC Faust, Ms. Faccione

### **Approval of Minutes**

Motion is made by Mr. Liszanckie and seconded by Mr. Anderson to accept the minutes of December 12, , 2022.

Ayes: Mr. Liszanckie, Mr. Anderson, Ch. East, Mr. Gilmore, Mr. Mednick, VC Faust, Ms. Faccione  
Nays: None  
Not eligible: Mr. Granata

### **Resolutions to be Memorialized**

ZB 2022-10      George Grob  
9 Lake Drive, Blk 402 lot 1

Mr. Anderson makes a motion to memorialize this Resolution and is seconded by Mr. Liszanckie.  
Ayes: Mr. Anderson, Mr. Liszanckie, Ch. East, Mr. Gilmore, Mr. Mednick, Ms. Faccione  
Nays: None  
Not eligible: Mr. Granata, Ms. Faust

ZB 2022-23      Jacob L, Broyles, Wanda T. Crist  
32 Kremer, Blk 1302 lot 5

Mr. Liszanckie makes a motion to memorialize this Resolution and is seconded by Ms. Faccione.  
Ayes: Mr. Liszanckie, Ms. Faccione, Ch. East, VC Faust, Mr. Gilmore, Mr. Mednick, Mr. Anderson  
Nays: None  
Not eligible: Mr. Granata

### **New Business**

All Resolutions, which include, Designation of Official Newspapers Resolution, Zoning Board Attorney, Planner and Engineer Resolutions, and 2023 Meeting Dates Resolution can be approved together.

Motion is made by Mr. Liszanckie and seconded by Mr. Anderson to approve these Resolutions.

Ayes: Mr. Liszanckie, Mr. Anderson, Ch. East, VC Faust, Mr. Gilmore, Mr. Granata, Mr. Mednick, Ms. Faccone  
Nays: None  
Absent: None

**ZB 2022-29 Ramon Quezada  
72 South Street, Blk 902, lot 39**

Atty. Leckstein marks the following into evidence:

A-1 Denial  
A-2 Zoning Board Application  
A-3 Survey  
A-4 Renovation Plans  
A-5 Floor Plans

Atty. Leckstein reviews that this application previously went before the Planning Board and obtained a Certificate of Appropriateness. Now the applicant is here for the second part of their application, which is for variances regarding the renovations.

Atty. Leckstein reviews the variances requested.

Atty. Leckstein swears in Mr. Quezada, the applicant and Antonio Scalise, AIA, of Parallel Architectural Group.

Mr. Quezada explains that he wishes to add an extension to the existing house.

Mr. Scalise reviews the plans and explains the proposed expansion, which includes the existing non-conformities. The home is currently 1967 sq. ft and they are looking to add 222 sq. ft to the rear of the property. The second floor renovations/floor plan is reviewed. Currently, there are four bedrooms on the second floor, with the renovation, there would be three bedrooms, with an expanded master bedroom. These plans will add 480 sq. ft. to the second floor. The plans for the first floor are reviewed with the proposed larger kitchen, family room, powder room, pantry and mudroom.

The Board members discuss the application.

Chairman East asks if there are any public in attendance that wish to make a comment or ask a question. None heard.

Mr. Liszanckie makes a motion to approve the application as discussed, seconded by Mr. Anderson.

Ayes: Mr. Liszanckie, Mr. Anderson Ch. East, VC Faust, Mr. Gilmore, Mr. Granata, Mr. Mednick, Ms. Faccone.  
Nays: None  
Absent: None

**ZB 2022-28      373 South Holdings, LLC (BB Tents)  
373 South Street, Blk 1401 lot 51  
Variance Relief, Minor Site Plan Approval**

John Giunco, Esq. states that he is representing the applicant in this matter.

Atty. Leckstein marks the following as exhibits:

- A-1              Amended Site Plan
- A-2              Parking Study
- A-3              Aerial View of Site
  
- B-1              Resolution of the Board of Adjustment dated September 10, 2018
- B-2              Engineering Review Letter
- B-3              Avakian Planning Review Letter
- B-4              Environmental Commission Report
- B-5              Supplemental Planning Review Letter from Heyer & Gruel

Atty. Giunco explains that this applicant has been operating a higher end party/event rental company since 2020, which includes tents and other supplies. He states that customers rarely visit the site. The applicant is seeking outside storage for the concrete cast weights (approx.. 750 lbs) for the party tents that are stored in the parking lot. The applicant has recently been summonsed for this issue. Second, the applicant cleans their tents when they are brought back from an event. The tents are cleaned with water only and if they are dirty, they are brought inside for a spot-clean with a type of wipe. The tents are folded/rolled and stored inside. A use variance is needed to permit the cleaning of the tents outdoors. The applicant is also seeking to have an 8 ft. fence installed, where 6ft is permitted. This is for security reasons as they have had some trouble with car damage in the parking lot.

Atty Leckstein swears in the Board professionals.

Board Planner McKinley Mertz explains the outside storage variance request in detail, testimony will help in determining whether this is a use variance or an accessory use.

Atty. Giunco presents Robert D. Sive, Engineer as an expert in Civil Engineering and is accepted by the Board. Atty. Leckstein swears in Mr. Sive. Originally the site was required to have 169 parking spaces and was given a parking variance to allow 117 parking spaces. Mr. Sive reviews what is presently located on the site and what is requested and how the parking spaces are utilized. The cleaning of the tents is discussed in detail.

Board Engineer Herrman asks for a clarification of the runoff and the possible impact of the storm water runoff retention basin pertaining to the cleaning of the tents. This is discussed further. The Board requests the owner to attend a future meeting to address the specifics of how the tents are cleaned, dried and stored along with other operational clarification questions.

The trailers are discussed that are parked in the parking lot including: trailers for generators, concrete blocks and bathroom trailers. Engineer Herrman states that the concrete blocks can be viewed from South Street and requests the owner to address why they cannot be stored inside.

The see-through chain link fence request is discussed and it is stated that the applicant is requesting 8 ft. high fencing for security reasons. It is requested that the fencing being proposed be shown on a survey.

The Engineering Review letter is reviewed and bike racks are agreed upon.

Atty. Leckstein swears in Scott Kennel, McDonough & Rea, traffic expert. He prepared a traffic assessment of the property and reviews same including that there appears to be a peak demand of 45 spaces needed and there are more than adequate parking spaces available, even taking into account a fully occupied building. Board Planner asks for signage to distinguish where the trucks/trailers are to park and auto parking.

Atty. Leckstein swears in John E. Taikina, PP, AICP as the applicant's planner expert. There is discussion as to whether the trailers are viewed as parking or storage. Mr. Taikina states that this is a tent and party company. They rent tents, bathrooms, generators, anything you might need for a big party. The bathroom trailers are discussed further.

Mr. Taikina discusses the sidewalk issue. He states that there are older trees that would be affected in order to construct a sidewalk. This issue is discussed further.

Mr. Takina reviews the positive and negative criteria regarding the variances requested.

Chairman East asks if there is any public in attendance that has any questions or comments regarding this application. None heard.

Motion is made by Chairman East and seconded by Mr. Anderson to carry this application to the March 13, 2023 meeting and no new notice is needed. All in favor.

A short break was taken by the Board from 9:03 p.m. until 9:10 p.m. There were no changes in attendance for the Board members.

**ZB 2022-19      Pumo Real Estate, LLC  
215 Broad Street, Blk 301 lot 51  
Use Variance and Site Plan Application**

Atty. Leckstein marks the following into evidence:

- A-1            Site Plan dated December 9, 2022
- A-2            Architectural plans dated December 13, 2022
- A-3            Survey
- A-4            Storm Water Management Report
- A-5            Color Rendered Site Plan
- A-6            Aerial by Beacon Planning (zoomed out)
- A-7            Aerial by Beacon Planning (zoomed in)
  
- B-1            T&M Engineering Review Letter
- B-2            Heyer & Gruel Planning Review Letter
- B-3            Fire Prevention Review Memo
- B-4            Historical Commission Review Memo
- B-5            Shade Tree Review Letter
- B-6            Traffic Safety Review Letter
- B-7            Environmental Commission Letter

Jennifer Krimko, Esq., states that she is representing the applicant in this matter. Atty. Krimko reviews the application and the history of the property. There is dental/medical school occupying most of the building and an elevator has been installed in the building. The remaining part of the building, the east wing, is being proposed as office space.

A.J. Garito, licensed engineer is sworn in by Atty. Leckstein and accepted by the Board as an expert. Mr. Garito reviews what is existing at this location and what is being improvements are being proposed.

The parking circulation and parking lot improvements are discussed in detail. Lighting plan is discussed.

Chairman East asks if there is anyone from the public in attendance that wish to make a statement or ask a question.

Atty. Leckstein swears in Ken Sneath, 18 College Street. Mr. Sneath states that he has lived at this address for over 30 years and his mother lives at 30 College Street. He is pleased with the improvements that have been completed at this location and has no objection to the improvements and variances requested at this time. He also relayed his mother's wish that the older chain link fence remain open and not have green slats installed through it.

Atty. Leckstein swears in Michael M. Simpson, architect, and is accepted as an expert by the Board. Mr. Simpson explains in detail the glass vestibule that encloses the elevator for the building and why it is appropriate for the building. The elevator cannot be housed inside of the bi-level building but needs this addition for the elevator only.

Signage is discussed. Façade signs, tenant sign and directional sign and a single free-standing sign that are being proposed.

Atty. Leckstein swears in Andrew Janiw, Planner, and he is accepted by the Board as an expert. Mr. Janiw speaks as to the use variance requested to allow the office use in a P-1 zone. He states that 70% of the building is being used as a school for the ACI Medical and Dental School and the remaining square footage requires a use variance to have office space occupy. Mr. Janiw states that benefits outweigh the detriments for this use.

Chairman East asks if there is any public in attendance that wish to make a statement or ask a question

Atty. Leckstein swears in Mr. David Gindi, 14 Judy Rd., appearing as himself. He states that he is impressed with the building and supports this application.

Atty. Leckstein swears in Hugh McGee, 130 Hwy. 35, and states that he supports this application and applauds the building being brought up to today's standards with ADA compliance.

Atty. Leckstein swears in Ron Wollner, 375 Industrial Way, and states that he supports this application. He has toured the building and believes that the building and its uses benefit the Borough of Eatontown.

VC Faust makes a motion to approve the application as discussed, seconded by Mr. Liszanckie.

Ayes: VC Faust, Mr. Liszanckie, Ch. East, Mr. Gilmore, Mr. Granata, Mr. Mednick, Mr. Anderson, Ms.

Faccone

Nays: None

Absent: None

**Miscellaneous**

None

**Adjournment**

Motion is made by to close the meeting at 9:58 p.m. p.m. by Mr. Anderson and seconded by Ms. Faust All in Favor.

Respectfully Submitted,

Colleen Matthews  
Board Secretary