

Z.B. 16-6602 Exotic & Classic Car Investment Group, Inc. – Public Hearing for a Use Variance for classic car storage business to hold up to 60 vehicles, 30 on the ground and 30 on lifts in a 7,676 sq. ft. warehouse space, located at 234 Boundary Road, Block 360, Lots 5 in the LI zone.

Application to be carried to November 22, 2016 without further notice to property owners.

Z.B. 16-6598 Maureen DeGulis Revocable Trust - Public Hearing for a Bulk Variance to keep improvements including a deck and a shed built without permits on an undersized lot located at 18 Boundary Road, Block 214, Lot 26 in the LC zone

Salvatore Alfieri Esq. was sworn in and gave testimony. Mr. Alfieri introduced the application to the Board. Mr. Alfieri stated that the Applicant was seeking variance relief to retain the concrete paver walkway and shed installed subsequent to the 1976 approval, and to permit the neighboring property's existing driveway to continue encroaching upon the subject property. The property's previously approved concrete walkway was replaced in kind with concrete pavers set in sand, and the original shed was replaced with a newer similarly sized shed mounted on the same concrete pad as the original.

Vincent DeGulis was sworn in and gave testimony. Mr. DeGulis is the Grandson of the Applicant and resides on the adjoining property known as 20 Boundary Road, appeared on behalf of the Applicant. Mr. DeGulis explained that all of the variances being sought represent preexisting nonconforming conditions (which predated the property's LC Zoning), and are being sought now to permit the proposed sale of the subject property. Mr. DeGulis stated that he had never received any complaints from any of the neighbors.

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

A motion in the affirmative

Offered: Chairman Shapiro

Ayes: 4 (Levin, Zwerin, Weilheimer,
Chairman Shapiro)

Recused: 0

Nays: 1 (Adler)

Second: Mr. Levin

Absent: 2 (Solon, DiGrande)

Abstain: 0

Z.B. 15-6559 Ying and Wang Lin d/b/a Lin's HVAC - Public Hearing to amend a condition of a

previously approved Mixed Use Variance and Final Site Plan to construct a pole barn for storage of business equipment, located at 98 Tennent Road, Block 120 Lot 43 in the C-2 zone

Salvatore Alfieri, Esq. was sworn in and gave testimony. Mr. Alfieri stated that the Applicants own and operate an HVAC business as well as living on the property. Mr. Alfieri stated that the Applicant received this Board's approval to construct a 2,000 square foot pole barn at the approximate mid-depth area of the property. The proposed pole barn will be utilized as an equipment storage structure associated with the homeowner's business use. The existing paved driveway is to be extended approximately 1,036 square feet in order to provide access to the proposed pole barn and drywell trenches are proposed to mitigate the increased runoff from the pole barn structure. Mr. Alfieri further stated that the Applicant was still in the process of obtaining Monmouth County Planning Board approval for the proposed construction. Although the MCPB has issued conditional approval (Exhibit A-13), there remains an open issue involving the roadway dedication. Mr. Alfieri testified that by letter dated September 26, 2016 his engineers had provided the MCPB with the information it required, such that final MCPB approval was anticipated within the next thirty days. However, since Condition No. 9 required that the pole barn be installed by September 1, 2016, the time required to obtain other agency approvals supported the Applicant's request for relief from this condition

Ying Lin was sworn in and gave testimony. Mr. Lin stated that he would need approximately 6 months between the MCPB approvals as well as the construction of the Pole Barn, in order to comply with the Board's conditions.

The Board granted an extension to May 31, 2017.

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

A motion in the affirmative

Offered: Chairman Shapiro

Ayes: 4 (Levin, Zwerin, Weilheimer,
Chairman Shapiro)

Recused: 0

Nays: 0

Second: Mr. Levin

Absent: 2 (Solon, DiGrande)

Abstain: 1 (Adler)

Z.B. 16-6589 Alexandra Luski - Continued Public Hearing for a Bulk variance to approve an existing 42” aluminum fence with 50” stone pillars built in the front yard and to approve an existing driveway that was built up to the property line, located at 215 Doe Trail, Block 154, Lot 1.19 in the LC zone

A motion in the affirmative

Offered: Chairman Shapiro

Ayes: 5 (Levin, Zwerin, Weilheimer,
Chairman Shapiro, & Adler)

Recused: 0

Nays: 0

Second: Dr. Adler

Absent: 2 (Solon, DiGrande)

Abstain: 0

A motion to adjourn was offered by Chairman Shapiro, seconded by Dr. Adler.

Respectfully submitted

Jennifer Bajar