

APPLICATIONS:

1. **APPLICANT: KENNETH & KIMBERLY LUM (VARIANCE #2514)**
BLOCK: 126.10 **LOT: 4** **ZONE: R-20**
LOCATION: 8 MONROE LANE

Kenneth Lum sworn. He wishes to construct a 20' x 36' attached garage to his dwelling and needs a side yard setback variance because 15' is required and he is proposing 8' 5". He stated his neighbors have no objection. Mr. Megill commented the attached garage is proposed to be made of steel, and it is a wood frame house. Mr. Lum said the proposed construction was changed to wood, same as the house. Mr. Najarian asked if there would be water and electric in the garage, and was told no water, but yes for electric. Mr. Yodakis asked if there was a septic system and was told no, he had sewers.

PUBLIC SESSION OPENED; No one came forward; **PUBLIC SESSION CLOSED**

Motion to approve by CLUTE/Hopkins. YES: Clute, Maher, Najarian, Sullivan, Weinstein, Hopkins, and Kelly.

2. **APPLICANT: CHARLES & SYLVIA MONJOY (VARIANCE #2513)**
BLOCK: 144.01 **LOT: 15.06** **ZONE: R-3**
LOCATION: 560 HYSON ROAD

Charles Monjoy sworn. He owned his home for 27 years when it suffered a fire in August 2005. The house was damaged and there were delays with the insurance company. He originally submitted an application to rebuild and increase the size of the home, tearing off a large part of the roof and restyling the home to fit in with the neighborhood. He would like to rebuild but needs variances for lot size and side yard setbacks. Mr. Kelly acknowledged, stating he lives in the area and is familiar with the subject home. Ms. Furey stated the applicant needs variances for lot size where three acres is required and applicant has two acres, and for lot depth requiring 400' and providing 333'. He also needs a variance for side yard setback where 50' is required and 33' is proposed on the west side. She said an 80' front yard setback is needed and a right of way dedication may be required on this application. She suggested the applicant speak with Municipal Engineer Dan Burke to determine what might be needed. Mr. Monjoy asked if that would be the eminent domain process, and Ms. Furey said she was not sure. Mr. Najarian said if it was, Ocean County would purchase the land from him. Mr. Monjoy agreed to that. Ms. Furey said per ordinance, the applicant should dedicate the land. Mr. Monjoy agreed to work with the Municipal Engineer on what would be required in this case.

Mr. Maher asked if Mr. Monjoy owned the apartments across the street from Town Hall and was told yes. When he asked if Mr. Monjoy owned the house on Glenn Road that also suffered a fire, Mr. Monjoy stated he purchased that home after it burned down. Mr. Clute asked if it was possible to move the garage back to be more conforming. Mr. Kelly thought the way it was presented was better. Mr. Monjoy said if he moved the garage back, the septic would be in the way.

PUBLIC SESSION OPENED; No one came forward; **PUBLIC SESSION CLOSED**

Motion to approve by Clute/Weinstein with conditions to be worked out with Dan Burke. YES: Clute, Maher, Najarian, Sullivan, Weinstein, Hopkins and Kelly.

Motion to carry application #3, 4 & 5 to January 18, 2006 at 7:30 p.m. with no further notice or publication by Najarian/Weinstein. YES: Clute, Maher, Najarian, Sullivan, Weinstein, Hopkins and Kelly.

Mr. Kelly spoke of Mr. Kitrick and his qualifications and welcomed him to the Board. Mr. Kitrick thanked the Board for the appointment. He spoke of his prior Planning Board work with Janice Kisty and Richard Megill regarding a newly required Disclosure Form. Applicants to the Planning Board and Zoning Board of Adjustment should disclose contributions effective January 1, 2006 with a statement to be completed by the applicant. He passed around an example of the form to the Board members, asking them to review and discuss or comment on it. There will be a vote on it at the next meeting to make this form part of the checklist. Ms. Hopkins asked for clarification if this form is used for informational purposes and not to exclude an applicant, and Mr. Kitrick said yes.

Motion on the bills for this evening by HOPKINS/Weinstein. YES: Clute, Maher, Najarian, Sullivan, Weinstein, Hopkins and Kelly.

Mr. Kelly said Mr. Kitrick's bid was the best proposal. He proposed reversing the order of applications, hearing the larger applications first, so the professionals' services for the evening would cost the town less. Mr. Najarian commented in the past, the Board gave leniency to the residents that were only here for pools, fences and sheds. Ms. Furey stated her firm charges \$150.00 for each meeting regardless of how long she attends, and they bill the escrow accounts for the larger applications. Mr. Yodakis confirmed his company used the same procedure. Mr. Kelly said he now understands.

Motion to approve the bill for the recording secretary by WEINSTEIN/Hopkins. YES: Clute, Maher, Najarian, Sullivan, Weinstein, Hopkins and Kelly.

Ms. Hopkins asked about mandatory training for Board members. Mr. Megill stated the training would be required when the State finds a way of giving the five-hour course, and it has not been organized yet. Ms. Furey stated the Bloustein School is currently organizing the course(s). Mr. Megill stated he would keep the Board informed.

MEMORIALIZATION OF RESOLUTIONS:

2005-125–Robert Solomon - Block 132, Lot 24.01 - Motion to approve by Maher/Clute. YES: Clute, Maher, Weinstein, Falkowitz & Kelly. **USE VARIANCE APPROVED**

2005-126 – Joseph Serratelli– Block 2.06, Lot 1 – Motion to approve by Weinstein/Clute. YES: Clute, Maher, Weinstein, Falkowitz & Kelly. **INTERPRETATION ALLOWED**

2005-127 – John Matthieu - Block 126.47, Lot 7 – Motion to approve by Clute/Weinstein. YES: Clute, Maher, Weinstein, Falkowitz & Kelly. **VARIANCE GRANTED**

2005-128 – Tyler Pierson – Block 145.01, Lot 39.01 – Motion to approve by Weinstein/Clute. YES: Clute, Maher, Weinstein, Falkowitz & Kelly. **VARIANCE GRANTED**

2005-129 –Julie Vreeland – Block 111, Lot 10 – Motion to approve by Falkowitz/Weinstein. YES: Clute, Maher, Weinstein, Falkowitz & Kelly. **VARIANCE GRANTED**

2005-130 – Aqua Solutions– Block 3.01, Lot 11.31 – Motion to approve by Clute/Weinstein. YES: Clute, Maher, Weinstein, Falkowitz & Kelly. **USE VARIANCE AND MINOR SITE PLAN APPROVAL GRANTED**

2005-131 – Wawa, Inc. – Block 111, Lot 34 – Motion to approve by Clute/Weinstein. YES: Clute, Maher, Weinstein, Falkowitz & Kelly. **AMENDED FINAL SITE PLAN APPROVAL GRANTED**

2005-132 – Jerry Burke – Block 152.01, Lot 17.03 – Motion to approve by Clute/Weinstein. YES: Clute, Maher, Weinstein, Falkowitz & Kelly. **SITE PLAN APPROVAL GRANTED**

Motion to adjourn at 8:50 p.m. by affirmation.

Respectfully submitted,
Janice Kisty
Zoning Board Recording Secretary