

ZONING BOARD AGENDA – APRIL 28, 2025

MEETING TIME: 7:00 PM

FIRST FLOOR TRAINING ROOM

1. OPENING STATEMENT

2. ROLL CALL

MR. EMIL WREDE

MR. WILLIAM HIBELL

Seat I

Seat VI

MS. CHANTAL BOUW

MR. MARTIN

TRUSCOTT

Seat II

Seat VII

MR. JAMES HINCKLEY

MS. ROBERTA

SHERIDAN

Seat III

Alternate I

MRS. CATHERINE ROGERS

MR. STEVEN

SHANKER

Seat IV

Alternate II

MR. CHRIS AVETA

MR. ANDREW BANE

Seat V

Alternate III

3. SALUTE TO THE FLAG

4. RESOLUTIONS

Resolutions are available upon request once adopted by the Board. Please contact the [BOARD SECRETARY](#).

5. APPROVAL OF MINUTES

March 24, 2025

6. ADMINISTRATIVE MATTERS

None

7. OLD BUSINESS

#2024-034 – Lincroft Fire Company, 559 Newman Springs Road, Block 1112, Lots 19 and 20, located in the RO Zone. The applicant is seeking a Use “D” Variance to retain the electronic message sign.

Application will not be heard and will be carried to a future meeting.

#2024-032 – Sergio Amodeo, 311 Campbell Avenue, Block 287, Lot 4.01, located in the R-7 Zone. The applicant is seeking Maximum Lot Coverage Variance of 40% where 41.09% exists and is proposed to retain an existing 2,453 square foot patio and 3,787 square feet of driveway. The applicant is also seeking Accessory Structure side yard setback variance where 10 feet is required, and 1.2 feet exists and is proposed for an existing 237 square foot shed.

Application has been withdrawn and will not be heard.

8. NEW BUSINESS

- 8.I. **#2024-033 – Lars Johansson & Stella Franks, 218 Johnson Place, Block 18, Lot 13, Located In The R-5 Zone.**

The applicant is seeking Maximum Lot Coverage where 40% is permitted, 66.6% exists, and 46.05% is proposed; Maximum Building Coverage where 35% is permitted, 39.5% exists, and 37% is proposed to construct a one-story garage addition to the existing home with driveway modifications.

Documents:

[218 JOHNSON PLANNERS TECH MEMO.PDF](#)
[218 JOHNSON PLAN.PDF](#)

- 8.II. **#2025-001 – John Torregrossa, 459 Brook Road, Block 867, Lot 34, Located In The R-22 Zone.**

The applicant is seeking Maximum Lot Coverage where 25% is permitted; 38% exists, and 29.7% is proposed, Maximum Building Coverage where 20% is permitted, 18.1% exists, and 21.1% is proposed, and Side Yard Setback where 20 feet is required, 21.5 feet exists, and 15.61 feet is proposed to construct a 228 sf first floor addition to the right side of the existing, ranch dwelling and a 1,344 sf second floor addition above a portion of the dwelling and deck. The gross floor area of the dwelling will increase from 3,295 sf to 4,867 sf.

Documents:

[459 BROOK PLANNERS TECH MEMO.PDF](#)
[459 BROOK ROAD PLANS.PDF](#)

- 8.III. **#2025-002 – Kenneth Rotondella, 27 Montana Avenue, Block 242, Lot 8, Located In The R-7 Zone.**

The applicant is seeking Principal Side Yard Setback where 10 feet is permitted, 27.6 feet exists, and 4.5 feet is proposed, and Principal Rear Yard

Setback where 20 feet is permitted, 28.2 feet exists, and 5 feet is proposed to expand the existing detached garage footprint by 255 sf to connect to the dwelling, a 2,051 sf second story addition over the existing single-story portion of the dwelling and garage, and a 229 sf covered front porch

Documents:

[27 MONTANA PLANNERS TECH MEMO.PDF](#)
[27 MONTANA PLANS.PDF](#)

9. EXECUTIVE SESSION

If Necessary

10. ADJOURNMENT