

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
FEBRUARY 16, 2006 AT 8:00 P.M.**

Mr. Burry called the meeting to order by reading the following statement: "As Chairman and Presiding Officer of the Colts Neck Zoning Board, I hereby declare that the notice requirements of the law have been satisfied by prominently posting a notice of this meeting on the Township Bulletin Board, and that here has been transmitted by regular mail a copy of said Notice to the Asbury Park Press, and that a copy is on file in the office of the Township Clerk."

Roll Call

PRESENT: Burry, Sobieski, Barnett, Yodakis, Goubeaud and Saavedra

ABSENT: Bennett, Karch and Wagar

Also Present: Mike Steib, Esq., Timothy Anfusio, P.P. and Ruth Leininger

Approval of Minutes

Motion to Approve the Minutes of January 19, 2006:

OFFER: Barnett

SECOND: Sobieski

AFFIRMATIVE: Burry, Sobieski, Barnett, Yodakis, Goubeaud and Saavedra

NEGATIVE: None

RESOLUTIONS:

Application ZB694 – Ciccone – Block 13, Lot 26 – Heyers Mill Road

Memorialization of resolution granting approval for a two story addition to a single family dwelling in the A-1 Zone. A variance is required to permit a side setback of 38.16' where 40' is required.

Motion to Memorialize the Resolution:

OFFER: Yodakis

SECOND: Sobieski

AFFIRMATIVE: Burry, Sobieski, Yodakis, Goubeaud and Saavedra

NEGATIVE: None

Application ZB706 – Powell – Block 33, Lot 39 – 17 Holling Road

Memorialization of resolution granting approval to construct an ingound pool in the A-1 Zone. A variance is required to permit a sideyard setback of 20' where 40' is required.

Motion to Memorialize the Resolution:

OFFER: Sobieski

SECOND: Burry

AFFIRMATIVE: Burry, Sobieski, Barnett, Yodakis, Goubeaud and Saavedra

NEGATIVE: None

Application ZB708 – Coyle – Block 21.06, Lot 16 – 19 Hialeah Drive

Memorialization of resolution granting approval for an addition and front porch to a single family dwelling in the A-1 Zone. A variance is required to permit a rear yard setback of 30’ where 43’ is required.

Motion to Memorialize the Resolution:

OFFER: Barnett

SECOND: Burry

AFFIRMATIVE: Burry, Sobieski, Barnett, Yodakis and Goubeaud

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

Application ZB707 – Aragno – Block 1.01, Lot 18 – 45 Cover Hill Road

Application for an addition to a single family dwelling and the installation of an inground pool in the A-1 Zone. Variances are required to permit a front yard setback of 73’ from The Enclosure and 48’ from Clover Hill Road where 75’ is required for the addition. Variances are required to permit a front yard setback of 57’ from The Enclosure and 97’ from Clover Hill Road where 100’ is required for the pool.

Mr. Steib, Esq. notified the Board that the applicant did not mail legal notices within the required time, thus this application could not be heard. The notice was in the newspaper in time so the publication will be carried to the March 16, 2006 meeting and new notices will be sent to adjoining property owners.

Application ZB709 – Maida – Block 22.09, Lot 4 – 32 Carriage Hill Drive

Application for an addition to a single family dwelling in the A-1 Zone. A variance is required to permit a front yard setback of 83’ where 91’ is required and 76.7’ currently exist.

Philip Maida, Jr., applicant – sworn. Five items were marked as exhibits – zoning review, application, survey plan, elevation drawing and Architectural Review report. Mr. Maida explained that he needed to add a third bay onto his existing garage. The property is on the corner and the 90’ Rule comes into effect adding 16’ to the setbacks. Open to the public with no comments.

The Board felt that although the applicant could step back the addition to eliminate the variance. However, the Board decided the house would look better if the addition was flush to the existing home. It is only a portion of the addition that is in violation and was de minimus in nature.

Motion to Approve the Application:

OFFER: Yodakis

SECOND: Saavedra

AFFIRMATIVE: Burry, Sobieski, Barnett, Yodakis, Goubeaud and Saavedra
NEGATIVE: None

Application ZB711 – Sheehy Block 8, Lot 9 – 60 Conover Road

Application to construct a 6' x 25.5' tunnel to connect the two story garage under construction to the existing single family dwelling. Variances are required to permit a front setback of 36.2' where 110' are required and a side setback of 55' where 85' are required.

A letter was received from the applicant requesting to be postponed. The application was not complete and will have to renotece.

DISCUSSION ITEMS:

Review of year 2005 Annual Report.

Motion to Approve the Memorialize the 2005 Annual Report:

OFFER: Barnett

SECOND: Yodakis

AFFIRMATIVE: Burry, Sobieski, Barnett, Yodakis, Goubeaud and Saavedra

NEGATIVE: None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Ms. Barnett at 8:20 p.m. to adjourn the meeting, seconded by Mr. Yodakis and unanimously carried.

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on February 16, 2006 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on March 16, 2006.

Ruth Leininger, Assistant Secretary
Board of Adjustment of the
Township of Colts Neck