

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
FEBRUARY 19, 2009 AT 8:00 P.M.**

Mr. Bennett 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 there 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: Bennett, Karch, Barnett, Sobieski, Yodakis, Goubeaud and Hesslein

ABSENT: Burry and Wagar

Also Present: Michael Steib, Esq., Timothy Anfuso, P.P. and Ruth Leininger

Approval of Minutes

Motion to Approve the Minutes of January 15, 2009:

OFFER: Barnett

SECOND: Sobieski

AFFIRMATIVE: Bennett, Karch, Barnett, Sobieski, Yodakis, Goubeaud and Hesslein

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

Application ZB809 – Weschler – Block 21.09, Lot 3 – 161 Richdale Road

Application to reconstruct an existing 14’ x 29’ garage in the same location in the A-1 Zone. A variance is required to permit a 140’ front yard setback where 150’ is required.

Louise and Charles Weschler, applicants – sworn. Mr. Weschler explained they have an existing garage that is in dire need of repair. When he had someone look at it he was told it was not practical to repair, it should be removed and a new one built. The existing garage has been there for at least 90

years with an established driveway and the existing foundation could be used. If they moved the garage to a conforming location there are two very large trees that would have to be removed.

Open to the public with no comments. The Board felt the applicant was not changing any aspect of the garage that has been in that location for 90 years which is setback 140'. The applicant has a hardship because the property is a corner requiring two front yard setbacks. The Board also felt it was beneficial to save the large trees.

Motion to Approve the Application:

OFFER: Barnett

SECOND: Sobieski

AFFIRMATIVE: Bennett, Karch, Barnett, Sobieski, Yodakis, Goubeaud and Hesslein

NEGATIVE: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Ms. Barnett at 8:15 p.m. to adjourn the meeting, seconded by Ms. Goubeaud 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 19, 2009 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on March 19, 2009.

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