

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
MARCH 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, Barnett, Bennett, Karch, Waga, Goubeaud and Saavedra

ABSENT: Sobieski and Yodakis

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

Approval of Minutes

Motion to Approve the Minutes of February 16, 2006:

OFFER: Saavedra

SECOND: Burry

AFFIRMATIVE: Burry, Barnett, Goubeaud and Saavedra

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of resolution granting approval 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.

Motion to Memorialize the Resolution:

OFFER: Goubeaud

SECOND: Barnett

AFFIRMATIVE: Burry, Barnett, Goubeaud and Saavedra

NEGATIVE: None

ADMINISTRATIVE ITEMS:

Application ZB676 – Colts Neck Reformed Church – Block 29.01, Lot 17 – 66 Route 537

Application for a one year extension of time to the Use Variance. The extension of time will begin on May 19, 2006 and expire May 19, 2007.

Motion to Approve Extension of Time:

OFFER: Goubeaud

SECOND: Karch

AFFIRMATIVE: Burry, Bennett, Karch, Wagar, Goubeaud and Saavedra

NEGATIVE: None

ABSTAIN: Barnett

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 an addition with 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 pool with a front yard setback of 57' from The Enclosure and 97' from Clover Hill Road where 100' is required for the pool.

This application is carried to the April 20, 2006 meeting. The applicant will send notice to adjoining property owners.

Application ZB710 – McMahan – Block 44.01, Lot 5.09 – 35 Primrose Lane

Application for an addition to a single family dwelling in the A-1 Zone. A variance is required to permit a building coverage of 6.36% where 6% is the maximum permitted.

The applicant requested this application be rescheduled for the April 20, 2006 meeting. The applicant will notice for that meeting.

Application ZB712 – McNelis – Block 35, Lot 22.21 – 18 Rivers Edge Drive

Application to construct a front entry porch to an existing single family dwelling in the A-1 Zone. A variance is required to permit building coverage of 7.2% where 6% is the maximum permitted and 6.7% currently exists.

Christopher Ford, Esq. represented the applicant. Five items were marked as exhibits – application, zoning review, survey, site plan and Architectural Review report. Mr. Ford stated that his clients purchased this home as new construction which is currently over in building coverage. There is currently a front stoop and the homeowners simply wish to cover it to protect them from the weather as surrounding homes have. Open to the public with no comment.

Mr. Anfuso confirmed that the permissible building coverage has changed from when these homes were built. Some members were not comfortable approving additional building coverage to a home that was already in violation.

Motion to Approve the Application:

OFFER: Karch

SECOND: Wagar

AFFIRMATIVE: Burry, Karch, Wagar and Goubeaud

NEGATIVE: Barnett, Bennett and Saavedra

Application ZB713 – Fewer – Block 8, Lot 12 – 100 Conover Road

Application to retain additions to an existing detached accessory structure. Variances are required to permit two additions with a front setback of 95’ and 73.13’ where 150’ is required, an accessory structure building height of 26’ where 25’ is the maximum permitted, an accessory structure footprint of 1,601 s.f. where 900 s.f. is the maximum permitted and 1,143 existed and to permit a total floor area of 2,951 s.f. where 1,200 s.f. is the maximum permitted and 2,286 s.f. existed.

A letter was received from this applicant requesting to be carried to the June meeting. The Board felt since this application was in front of them because of a Code Enforcement issue they would only carry them to the April meeting. This application was carried to April 20, 2006 with no further notice.

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

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

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on March 16, 2006 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on April 20, 2006.

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