

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JULY 16, 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, Burry, Sobieski, Yodakis, and Hesslein

ABSENT: Wagar and Goubeaud

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

Approval of Minutes

Motion to Approve the Minutes of June 18, 2009:

OFFER: Barnett

SECOND: Hesslein

AFFIRMATIVE: Bennett, Barnett and Hesslein

NEGATIVE: None

ABSTAIN: None

RESOLUTIONS:

Application ZB817 – Notaro – Block 11, Lot 3.05 – 10 Mockingbird Drive

Memorialization of Resolution to construct a pool patio, entrance gate and fence and enlarge driveway. Variances are required to permit a side yard setback of 75.4’ where 77’ is required, and a total lot coverage of 17.5% where 15% is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Hesslein

SECOND: Barnett

AFFIRMATIVE: Barnett and Hesslein

NEGATIVE: None

ABSTAIN: None

Application ZB821 – Sullivan – Block 10, Lot 29 – 165 Laird Road

Memorialization of Resolution to construct a 96 s.f. shed in the AG Zone. A variance is required to permit a front yard setback of 30’ where 200’ is required.

Motion to Memorialize the Resolution:
OFFER: Hesslein
SECOND: Barnett
AFFIRMATIVE: Bennett, Barnett and Hesslein
NEGATIVE: None
ABSTAIN: None

ADMINISTRATIVE ITEMS:

Application ZB749 – Constantinou – Block 34, Lot 16.23 – 31 Orchard Lane

Request for a second, one year extension of time to the variance approval. The extension will begin May 17, 2009 and expiring May 17, 2010.

Mr. Constantinou explained they have been having scheduling issues with their contractor. Everything is now in place and they are now ready to proceed.

Motion to Approve the Extension of Time:

OFFER: Barnett
SECOND: Burry
AFFIRMATIVE: Bennett, Karch, Barnett, Burry, Sobieski, Yodakis and Hesslein
NEGATIVE: None
ABSTAIN: None

APPLICATIONS: Old Business

Application ZB793 – Meicke – Block 14, Lot 2 – 260 Heyers Mill Road

Application to reconstruct an existing detached garage. Variances are required to permit a front setback of 27' where 100' is required, side setback of 14' where 27.8' is required, total accessory building coverage of 6.9% where 5% maximum permitted, first floor area of 1,472 s.f. where 900 s.f. maximum permitted and total floor area of 1,472 s.f. where 1,200 s.f. maximum permitted.

The architect was unable to attend the meeting this evening. The applicant requested this application be carried to next month. This application is carried to August 20, 2009 with no further notice.

Application ZB815 – Trump National at Colts Neck – Block 46, Lot 1.52 - Professional Circle

Application for a Use Variance to permit nine hotel type overnight lodging suites for members and guests.

The applicant requested this application be carried to next month and gave an extension of time to September 30, 2009 with no further notice. This application is carried to August 20, 2009 with no further notice.

APPLICATIONS: New Business:

Application ZB822 – Romano – Block 11.01, Lot 6 – 23 Fairway West

Application to install an aluminum sunroom on an existing deck. A variance is required to permit a building coverage of 7.8% where 6.6% is the maximum permitted and 7.3% currently exists.

Mr. Steib, Esq. advised the Board when Mrs. Romano's legal advertisement was published in the Asbury Park Press there was a typographical error and it must be redone. The legal notices for the adjoining property owners was fine but the paper must be republished. This application is carried to the August 20, 2009 with no further notice to property owners.

Application ZB820 – Cammarata – Block 23, Lot 13.04 – 18 Deerpath Lane

Application to construct a detached garage. A Variance is required to permit a total lot coverage of 21.5% where 20% is the maximum permitted. September 20, 2009

Matthew Woitkowski, Esq. represented the applicant. Eight items were marked as exhibits – zoning review, application, variance plot plan, architectural elevations, Health Officer's report, Architectural Review comments, blow up of tax map, color mounted rendering of variance plan with six photos on the back.

A.J. Garito, Engineer – sworn. They are requesting a 32' x 28' garage with 300 s.f. of storage on the second floor, they will comply with the 1,200 s.f. of floor area. The existing shed and play area will be relocated. They are over 820 s.f. in total lot coverage which really equates to the gravel driveway for the garage. The garage can be built without requiring a variance. The applicant would also consider putting down mulch for a driveway or 1' strips for the tire tracks.

Open to the public with no comments. Joseph Cammarata, applicant – sworn. Mr. Cammarata told the Board that both his brother and mother collected cars. Unfortunately they both passed away and four cars and eight motorcycles were left to him. They have tremendous sentimental value to him and he needs a place to store them. He is currently keeping them in his driveway with covers on them. The garage will have 14' ceilings so he will be able to have lifts. There will be heat and air conditioning to keep the cars at a constant temperature. He will have a bathroom on the first floor as well as 300' of storage in a loft area.

Open to the public. Walter Weadock, 22 Deer Path – sworn. Mr. Weadock lives directly next to Mr. Cammarata and thinks the Cammarata's are great neighbors. However Mr. Weadock would prefer to have the cars in the driveway that are blocked by trees than a garage. Once Mr. Weadock understood the applicant can build the garage without a variance it is only a matter of a driveway he did not have any concerns with the driveway.

The applicant offered to plant additional shrubbery to buffer the properties, this is something that will be worked out between the neighbors. The Board felt that grasscrete would be the best to put down for the driveway area. They also wanted a stipulation that the second floor is limited to 300 s.f. and it could not be used as a living quarters. Revised plans will be submitted and the resolution will be recorded.

Motion to Approve the Application:

OFFER: Barnett

SECOND: Karch

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

NEGATIVE: None

ABSTAIN: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Burry at 9:10 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 July 16, 2009 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on August 20, 2009.

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