

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
SEPTEMBER 15, 2005 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 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: Burry, Barnett, Bennett, Sobieski, Wagar, Yodakis, Goubeaud and Saavedra

Absent: None

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

**Approval of Minutes**

Motion to Approve the Minutes of August 18, 2005:

OFFER: Wagar

SECOND: Barnett

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

NEGATIVE: None

**RESOLUTIONS:**

**Application ZB630 – Merendino (Naddeo) – Block 34, Lot 16.09 – 26 Orchard Lane**

Memorialization of resolution granting a one year extension of time to the approved variances. The extension will begin August 19, 2005 and expire August 19, 2006.

Motion to Memorialize the Resolution:

OFFER: Barnett

SECOND: Saavedra

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

NEGATIVE: None

**Application ZB615 – Marvin – Block 22.07, Lot 1 – 111 Montrose Road**

Memorialization of resolution granting two one year extensions of time to the approved variances. The extensions will begin August 21, 2004 and expire August 21, 2006.

Motion to Memorialize the Resolution:

OFFER: Barnett

SECOND: Bennett

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

NEGATIVE: None

**Application ZB616 – Boag – Block 32, Lot 19 – 41 County Road East**

Memorialization of resolution granting a second one year extension of time to the approved variances. The extension will begin September 18, 2005 and expire September 18, 2006.

Motion to Memorialize the Resolution:

OFFER: Saavedra

SECOND: Barnett

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

NEGATIVE: None

**Application ZB689 – Caputo – Block 7.29, Lot 5 – 24 Laurelwood Drive**

Memorialization of resolution granting approval to construct an inground swimming pool. A variance is required to permit a building separation of 14' from the house and 19' from the deck where 20' is required.

Motion to Memorialize the Resolution:

OFFER: Wagar

SECOND: Barnett

AFFIRMATIVE: Burry, Barnett, Wagar and Saavedra

NEGATIVE: None

**Application ZB695 – Burns – Block 21, Lot 3.06 – 22 Fireside Drive**

Memorialization of resolution granting approval to construct an addition to a single family dwelling. A variance is required to permit a front yard setback of 78' where 82' is required and 78' currently exist.

Motion to Memorialize the Resolution:

OFFER: Wagar

SECOND: Barnett

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

NEGATIVE: None

**Application ZB696 – Kilmnick – Block 40.02, Lot 3 – 10 Privet Lane**

Memorialization of resolution granting approval to renovate and construct an addition to an existing single family dwelling. Variances are required for a front yard setback of 70' where 75' is required and a 7% building coverage where 6.6% is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Saavedra

SECOND: Barnett

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

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

**Application ZB569 – Cingular Wireless(AT&T Wireless) – Block 13, Lot 49 – Crine Road**

Request for a one year extension of time to the approved Use Variance and Minor Site Plan. The extension will begin August 21, 2005 and will expire August 21, 2006.

Mike Levine, Esq. represented the applicant. Mr. Levine explained that Cingular is the successor by merger. During the merge and reorganization of the two companies all pending applications were on hold. Now that everything is complete they are ready to begin work on this site, however an extension of time is required.

Mr. Anfuso stated that there have not been any ordinance changes that would affect this application and had no problem with the Board granting the extension of time.

Motion to Approve the Extension of Time:

OFFER: Barnett

SECOND: Yodakis

AFFIRMATIVE: Burry, Barnett, Bennett, Sobieski, Wagar, Yodakis and Goubeaud

NEGATIVE: None

### **APPLICATIONS: Old Business:**

#### **Application ZB692 – Hodgins – Block 1, Lot 35 – 68 Glenwood Road**

Application to construct a one story 10'6" x 10'6" mud room to an existing single family dwelling. Variances are required to permit a front yard setback of 67.3' where 75' is required and 67.3' currently exists and a building coverage of 7.38% where 6% is the maximum permitted and 7.2% currently exist.

Five new items were marked as exhibits – zoning review, revised site plan, mounted photos of existing and proposed, mounted context photo and zoning map and a mounted floor plan/elevation with six photos. Philip Hogins, applicant and Mike Jaeger, Architect both sworn.

Mr. Jaeger told the Board that he listened to the tapes from the previous meeting and understood the concerns. He showed photos of alternate locations for the addition and explained why it could not be placed there. Although they left the addition in the original location they downsized it from 13' x 13' to 10'6" x 10'6".

Open to the public with no comment. The Board was not convinced that something else could not be done that would not effect the building coverage.

Motion to Approve the Application:

OFFER: Wagar

SECOND: Barnett

AFFIRMATIVE: None

NEGATIVE: Burry, Barnett, Bennett, Wagar, Goubeaud and Saavedra

### **APPLICATIONS: New Business**

#### **Application ZB697 – Dritsas – Block 43.01, Lot 2 – 149 Five Point Road**

Application to construct a one story addition to an existing single family dwelling. A variance is required to permit total lot coverage of 24.7% where 20% is the maximum permitted and 23.6% currently exist.

Elizabeth and Paul Dritsas, applicants, both sworn. Five items were marked as exhibits – zoning review, application, site plan, elevation and floor plans and Board of Health review. Mr. Dritsas explained that they needed to build a bedroom and wheelchair accessible bathroom for his in-laws to

move in with them. They purchased this home in 1993 and did not plan on adding an addition, circumstances arose and this is a necessity. They do have a guest bedroom, however it is on the second floor. The Board questioned the applicants regarding alleviating some of the driveway to bring down the lot coverage. It was stated that they live on the bend of Five Point Road, which is a very dangerous. The circular driveway is a necessity to safely exit the property. Open to the public with no comments.

The Board felt that taking in ageing parents was a very honorable thing to do and a hardship. The addition was very modest in size and did not exceed the permissible building coverage.

Motion to Approve the Application:

OFFER: Wagar

SECOND: Barnett

AFFIRMATIVE: Burry, Barnett, Bennett, Sobieski, Wagar, Yodakis and Goubeaud

NEGATIVE: None

**Application ZB698 – Schwartz – Block 15, Lot 1.01 - Route 34**

Application for a Use Variance to construct a 3,200 s.f. commercial building in the A-1, Agricultural/Residential Zone.

The applicant requested this application be moved to the October meeting. The applicant will notice for the October meeting.

**DISCUSSION ITEMS:**

None

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion was made by Ms. Barnett at 9:10 p.m. to adjourn the meeting, seconded by Ms. Saavedra and unanimously carried.

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on September 15, 2005 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on October 20, 2005.

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