

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
AUGUST 20, 2015 AT 8:00 P.M.**

Mr. Florek called the meeting to order by reading the following statement: “As 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. I further order that this public announcement be placed in the minutes of this meeting”.

Salute the Flag

Roll Call:

PRESENT: Florek, Bennett, Karch, Sobieski, Yodakis, Burke and Sullivan

ABSENT: Farrell and Burry

ALSO PRESENT: Timothy Anfusio, P.P., Mike Steib, Esq. and Ruth Leininger

Approval of Minutes:

Motion to Approve the July 16, 2015 Meeting Minutes:

OFFER: Sobieski

SECOND: Karch

AFFIRMATIVE: Florek, Bennett, Karch, Sobieski, Yodakis, Burke and Sullivan

NEGATIVE: None

RESOLUTIONS:

1. **ZB944 – Barna – Block 33, Lot 20.05 – 4 Camelot**
Memorialization of a resolution granting construct an inground pool, pillars, BBQ island and fence in the A-1 Zone. Variances are required to permit a building separation between the BBQ and house of 15’ where 20’ is required, an accessory structure separation between the BBQ and pool of 4’ where 10’ is required and a 6’ pillar/fence in the front yard where 4’ is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Sobieski

SECOND: Karch

AFFIRMATIVE: Florek, Bennett, Karch, Sobieski and Yodakis

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

1. **ZB903 – Holland Flowers – Block 47, Lot 9 – 250 Route 34**
Application for a Use Variance to permit a whole sale floral business in the A-3 Agricultural/Residential Zone. Time to October 31, 2015

APPLICATIONS: New Business:

1. **ZB946 – Deputy Ventures – Block 14, Lot 6 – 260 Heyers Mill Road**
Application to demolish the existing dwelling and construct a new single family dwelling in the A-1 Zone. Variances are required to issue a Building Permit on a lot without frontage on an improved street, a front setback of 50’ where 75’ is required, a building coverage of 12.52% where 6.6% is the maximum permitted and a total lot coverage of 24.21% where 20% is the maximum permitted. Time to October 14, 2015
2. **ZB947 – Raval – Block 8, Lot 6.10 – 4 Fulling Mill Lane**
Application to construct a rear addition to a single family dwelling in the A-1 Zone. Variances are required to permit a building coverage of 7.29% where 6% is the maximum permitted and 6.8% currently exists. Time to November 11, 2015

Motion to Approve the Application:

OFFER: Sobieski

SECOND: Karch

AFFIRMATIVE: Florek, Bennett, Karch, Sobieski, Yodakis, Burke and Sullivan

NEGATIVE: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Sobieski at 9:05 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 August 20, 2015 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on September 17, 2015.

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