

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
APRIL 16, 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, Farrell, Burry, Bennett, Karch, Sobieski, Yodakis, Burke and Sullivan

ABSENT: None

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

**Approval of Minutes:**

Motion to Approve the March 19, 2015 Meeting Minutes:

OFFER: Burry

SECOND: Karch

AFFIRMATIVE: Florek, Burry, Bennett, Karch, Burke and Sullivan

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

None

**APPLICATIONS: Old Business**

None

**APPLICATIONS: New Business:**

**ZB942 – Dell’Anno – Block 46, Lot 1.01 – 39 Bretwood Drive South**

Application to install an inground pool in the AG Zone. A variance is required to permit a front yard setback of 123’ where 150’ is required.

The Board accepted the application. Five items were marked – application, zoning review, pool grading plan, Fire Marshall’s review and Board of Health comments. Kathy Dell’Anno, applicant – sworn. Ms. Dell’Anno told the Board they want a pool and have been designing it for several years. They have two front yards, Bretwood Drive and Hominy Hill Road. There is a 75’ landscape easement along Hominy Hill Road with a lot of pine trees and they plan on adding more to buffer the pool from view.

Open to the public with no comments. The Board thought the applicant had a hardship due to having two fronts. Although the rear yard is considered a frontyard they are proposing the pool setback 123’ from Hominy Hill with plenty of landscaping.

Motion to Approve the Application:

OFFER: Burry

SECOND: Farrell

AFFIRMATIVE: Florek, Farrell, Burry, Bennett, Karch, Sobieski and Yodakis

NEGATIVE: None

**ZB943 – Montefusco – Block 34, Lot 16.21 – 39 Orchard Lane**

Application to construct a rear addition of 213 s.f. to a single family dwelling in the A-1 Zone. A variance is required to permit a 6.38% building coverage where 6 % is the maximum permitted.

The Board accepted the application. Six items were marked – zoning review, application, architectural and plot plan, survey, Fire Marshall and Health Officer’s comments. Allen Montefusco, applicant – sworn. Mr. Montefusco told the Board they approved a variance for him in December 2014, however when the kitchen designer was laying out the kitchen it was discovered they need an additional 18 inches in order to reuse his existing cabinets. His kitchen is only seven years old and without the variance he would lose at least one-third of his cabinets which would be very costly.

Open to the public with no comments. The Board felt this was a minor adjustment that was insignificant. The addition is being built over an existing deck.

Motion to Approve the Application:

OFFER: Sobieski

SECOND: Burry

AFFIRMATIVE: Florek, Farrell, Burry, Bennett, Karch, Sobieski and Yodakis

NEGATIVE: None

**DISCUSSION ITEMS:**

None

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion was made by Mr. Burry 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 April 16, 2015 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on May 21, 2015.



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