

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
MAY 16, 2013 AT 8:00 P.M.**

Mr. Sobieski 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 has 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: Sobieski, Bennett, Burry, Florek and Yodakis

ABSENT: Farrell, Karch, Lewis and Karcher

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

Approval of Minutes:

Motion to Approve the April 18, 2013 Meeting Minutes:

OFFER: Yodakis

SECOND: Florek

AFFIRMATIVE: Sobieski, Bennett, Burry, Florek and Yodakis

NEGATIVE: None

RESOLUTIONS:

ZB908 – Sharma – Block 1, Lot 3.03 – 2 Mockingbird Lane

Memorialization of Resolution to construct a detached garage in the AG Zone. A variance is required to permit a front setback of 101’ where 150’ is required.

Motion to Memorialize the Resolution:

OFFER: Yodakis

SECOND: Florek

AFFIRMATIVE: Sobieski, Bennett, Burry, Florek and Yodakis

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB817A – Notaro – Block 11, Lot 3.05 – 10 Mockingbird Drive

Application to retain patio, walkways and paved areas installed without municipal approval. A variance is required to permit a 20.6% total lot coverage where 17.55% is the maximum permitted by variance.

Mr. Steib, Esq. advised the Board there was confusion between the applicant’s attorney and engineer as to who was supposed to send out the notice and neither did. The applicant will notice for the June meeting.

ZB909 – Abadiotakis – Block 9, Lot 1.01 – 867 Route 34

Application to construct a 24’ x 36’ and 21’ x 22’ shed roof to an existing barn. Variances are required to permit a front setback of 170’ where 200’ is required and a building separation of 33’ where 100’ is required and 35’ currently exists.

Seven items were marked as exhibits – zoning review, application, elevation plans, survey, Board of Health comments, Fire Marshall’s comments and Architectural Review Committee’s comments.

Russos Abadiotakis, applicant and his son John Abadiotakis both sworn. Mr. Abadiotakis told the Board he purchased this farm a few years ago and had a small flock of farm animals. He needs room for the babies to be inside so the crows do not eat them. He wants to build two overhangs over an existing barn. The equipment that he currently stores inside the barn he will keep under the lean-to and the animals will be inside the barn, out of harm’s way.

Open to the public with no comment. The Board did not have a problem with the front yard setback because it is State Highway Route 34 and the separation is what currently exists.

Motion to Approve the Application:

OFFER: Burry

SECOND: Florek

AFFIRMATIVE: Sobieski, Bennett, Burry, Florek and Yodakis

NEGATIVE: None

DISCUSSION ITEMS:

Financial Disclosure Forms

Mr. Anfuso informed the Board that the Financial Disclosure Forms the State requires all Board members to fill out each year must now be completed online. Mr. Anfuso offered anyone having trouble completing the form to call his office or come in and he would help them complete the Disclosure Form.

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Florek at 8:15 p.m. to adjourn the meeting, seconded by Mr. Yodakis and unanimously carried.

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on May 16, 2013 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on June 20, 2013.

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