

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
OCTOBER 17, 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, Farrell, Florek, Karch and Karcher

ABSENT: Yodakis and Lewis

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

**Approval of Minutes:**

Motion to Approve the September 19, 2013 Meeting Minutes:

OFFER: Karcher

SECOND: Farrell

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

NEGATIVE: None

**RESOLUTIONS:**

**ZB914 – Sharpe – Block 7.26, Lot 2 – 9 Laurelwood Drive**

Memorialization of Resolution granting approval for an addition to a single family dwelling in the A-2 Zone. Variances are required to permit a front setback of 76.05’ where 80’ is required and a side setback of 39.5’ where 45’ is required.

Motion to Memorialize the Resolution:

OFFER: Karch

SECOND: Farrell

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

NEGATIVE: None

**ZB915 – Weiss – Block 11, Lot 1.02 – 11 Hillcrest Lane**

Memorialization of Resolution granting approval to enlarge the existing pool cabana and add an arbor to rear of the house in the AG Agricultural Zone. Variances are required to permit a front setback for the arbor of 170’ where 252’ is required and 79’ currently exists, a 15’ building separation between the arbor and pool where 20’ is required, a proposed house and cabana separation of 15’ where 20’ is required, a proposed arbor and cabana separation of 16’ where 20’ is required and proposed cabana and pool separation of 7’ where 10’ is required.

Motion to Memorialize the Resolution:

OFFER: Karch

SECOND: Burry

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

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**APPLICATIONS: Old Business**

None

**APPLICATIONS: New Business:**

**ZB916 – Scanelli – Block 29, Lot 9.03 – 14 Freemont Lane**

Application for a Use Variance to permit a second dwelling on a lot to be used as a group home for a disabled family member which is not a permitted use in the AG Zone.

Eight items were marked as exhibits – zoning review, application, plot plan, floorplan of garage, two memo's from the Health Officer, Architectural Review Committee's comments and the Fire Marshall's comments.

Gina and Vince Scanelli, applicants – both sworn. The Scanelli's explained their 19 year old son is severely autistic. He is currently enrolled in an intense behavioral plan and doing very well. However this plan requires his daily life to be consistent, he must have 24 hour staff with him and does not allow him to sleep at their home. Although he currently comes to their home each day after school he must leave each night to sleep at a group home in Brick. They are requesting a Use Variance to allow him to sleep in a finished area above a detached garage on their property. This would be a temporary situation until a closer, permanent facility becomes available. The program their son is in is run by the State, thus the site would have to be licensed by the State as a group home in order for him to continue with this program.

Mr. Scanelli stated he is only trying to bring his son home to live with his family. The daily life activities would not change, thus there would not be any detrimental effect to surrounding neighbors. They would merely like their son to be able to be in the community that he grew up in.

There was no one in the audience. The Board sympathized with the situation the Scanelli's were in however they were concerned with setting a precedent. The Scanelli's agreed to put a deed restriction on the property stating that their son was the only person that could live in the detached garage and agreed to let Mr. Steib review the license, making sure it was consistent with what the Board approved. The Board also stipulated when they found a permanent facility for their son to move into, this approval would terminate.

Motion to Approve the Application:

OFFER: Burry

SECOND: Karcher

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

NEGATIVE: None

**ZB918 – DePierro – Block 14, Lot 16 – 4 Revolutionary Road**

Application to install a 10' x 20' shed in the A-1 Zone. Variances are required to permit a front yard setback of 22' where 150' is required and a side setback of 10' where 20' is required.

The notice for this application was defective. The applicant will renote for the December 19, 2013 meeting.

**DISCUSSION ITEMS:**

None

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion was made by Mr. Florek at 8:45 p.m. to adjourn the meeting, seconded by Mr. Farrell and unanimously carried.

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on October 17, 2013 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on November 21, 2013.

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