

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
NOVEMBER 19, 2015 AT 8:00 P.M.**

Mr. Burry 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: Burry, Bennett, Karch, Burke and Sullivan

ABSENT: Florek, Farrell, Sobieski and Yodakis

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

Approval of Minutes:

Motion to Approve the October 17, 2015 Meeting Minutes:

OFFER: Karch

SECOND: Burke

AFFIRMATIVE: Burry, Bennett, Karch, Burke and Sullivan

NEGATIVE: None

RESOLUTIONS:

ZB934 – Aida Pereira – Block 13, Lot 2 – 60 Crine Road

Memorialization of Resolution granting a one year extension of time to the approved variance. The extension of time will begin December 18, 2015 and expire December 18, 2016.

Motion to Memorialize of Resolution:

OFFER: Burke

SECOND: Sullivan

AFFIRMATIVE: Burry, Bennett, Karch, Burke and Sullivan

NEGATIVE: None

ZB903 – Holland Flowers – Block 47, Lot 9 – 250 Route 34

Memorialization of Resolution Dismissing Application Without Prejudice.

Motion to Memorialize of Resolution:

OFFER: Karch

SECOND: Burke

AFFIRMATIVE: Burry, Bennett, Karch, Burke and Sullivan

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

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 side setback of 28' where 50' is required, a building coverage of 7.9% where 6.6% is the maximum permitted, a lot area of 22,261 s.f. where 88,000 s.f. is required, a lot frontage of 0' where 300' is required, a lot width of 132' where 300' is required and a lot depth of 168' where 200' is required.

Mr. Karch recused himself from this application. Mr. Steib, Esq. advised the Board the applicant renoticed, he has reviewed service and found it acceptable. Seven new items were marked as exhibits – variance plan, zoning review, elevation and floor plans, revised variance plan, Architectural Review Committee's comments, mounted color rendering of the variance plan and a mounted sheet 2 of the variance plan.

Kevin Asadi, Esq. represented the applicant and stated they listened to the concerns of both the Board and the neighbor at the last hearing and have amended their plans accordingly.

A.J. Garito, Engineer – sworn. Mr. Garito reminded the Board this property is approximately ½ acre in size and is landlocked with a right-of-way easement to Heyers Mill Road. The current home is in disrepair and they plan on demolishing it. They have reduced the size of the proposed home since the last meeting and switched the location of the garage so that it is closer to the driveway and will reduce lot coverage. They are addressing the neighbors concerns by planting a double row of white pines along the property line to buffer the properties better and they have done soil borings to assure the lot can accommodate a septic. The existing home is six inches from the property line and the proposed new home is 75' from the proposed property line with the garage in line with the driveway, reducing lot coverage.

Mr. Garito stated this is an existing, developed, unique undersized lot in the A-1 zone and felt this proposal was an appropriate use for the property. There would not be any detriment only benefits to the surrounding neighbors by cleaning up the property and building a modern safe home in a better location.

Open to the public. James Meicke, 264 Heyers Mill Road – sworn. Will the existing home be completely demolished? Yes. Mr. Meicke stated he is the neighbor most impacted by this application and he has concerns. The professionals that he hired were not available to attend this meeting and he requested the Board not vote on the application and carry it to the December meeting. Mr. Asadi asked what his concerns were and Mr. Meicke stated he was concerned that the property is small and the size of the improvements.

Tom Orgo, 213 Heyers Mill Road was concerned with all the runoff from the property and asked how they planned to address it. Mr. Garito said they did not plan on anything special but they could construct pits for the roof leaders to drain into and he felt that would work well.

The Board still felt the house was too large for the lot. Out of respect for the neighbor that will be impacted the most the Board felt the application should be carried. The applicant granted an extension of time to January 31, 2016. This application is carried to the December 17, 2015 meeting with no further notice.

APPLICATIONS: New Business

None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Bennett at 9:00 p.m. to adjourn the meeting, seconded by Ms. Burke and unanimously carried.

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on November 19, 2015 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on December 17, 2015.

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