

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JANUARY 16, 2014 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. I further order that this public announcement be placed in the minutes of this meeting” followed by flag salute.

Roll Call

PRESENT: Sobieski, Burry, Farrell, Florek, Karch, Yodakis and Burke

ABSENT: Bennett

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

Reorganization

Mr. Steib, Esq. said there were several reappointments for the Zoning Board and one new member, Candice Burke. All appointed members have been sworn in and signed their oath of office.

The Nominating Committee’s recommendation was Bruce Bennett as Chairman, Ken Florek as Vice-Chairman, Robert Farrell as Secretary and Ruth Leininger as Assistant Secretary. There were no other nominations from the Board; nominations were closed.

Motion to Adopt a full slate:

OFFER: Burry

SECOND: Yodakis

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

NEGATIVE: None

ABSTAIN: None

Mr. Sobieski stated Mr. Bennett was unable to attend the meeting this evening and turned the meeting over to Mr. Florek.

Approval of Meeting Dates for 2014:

The Board adopted the schedule for meeting dates for the remainder of 2014 at 8:00 p.m. in the meeting room at Town Hall as follows:

February 20, 2014	June 19, 2014	October 16, 2014
March 20, 2014	July 17, 2014	November 20, 2014
April 17, 2014	August 21, 2014	December 18, 2014
May 15, 2014	September 18, 2014	

Motion to adopt schedule:

OFFER: Farrell

SECOND: Burry

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

NEGATIVE: None

Appointment of Zoning Board Engineer:

Motion to Appoint Township Engineer, Glenn Gerken:

OFFER: Yodakis

SECOND: Karch

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

NEGATIVE: None

Appointment of Zoning Board Attorney:

Motion to Appoint Zoning Board Attorney, Michael B. Steib, Esq.:

OFFER: Burry

SECOND: Sobieski

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

NEGATIVE: None

Approval of Minutes:

Mr. Florek noted the roll call was incorrect and requested the minutes to reflect the flag salute.

Motion to Approve the December 19, 2013 Meeting Minutes As Amended:

OFFER: Karch

SECOND: Sobieski

AFFIRMATIVE: Florek, Karch, Sobieski and Yodakis

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution approving a 10' x 20' shed in the A-1 Zone. Variances are required to permit a front yard setback of 30' where 150' is required and a side setback of 10' where 20' is required.

Motion to Memorialize the Resolution:

OFFER: Sobieski

SECOND: Karch

AFFIRMATIVE: Florek, Karch, Sobieski and Yodakis

NEGATIVE: None

ZB917 – Portadin – Block 29.06, Lot 14 – 19 Oak Glen Lane

Memorialization of Resolution approving front and rear additions to an existing dwelling in the A-1 Zone. A variance is required to permit a front yard setback of 67’ where 75’ is required.

Motion to Memorialize the Resolution:

- OFFER: Karch
- SECOND: Yodakis
- AFFIRMATIVE: Florek, Karch, Sobieski and Yodakis
- NEGATIVE: None

ZB919 – Mollenauer – Block 22.07, Lot 9 – 11 Carriage Hill Drive

Memorialization of Resolution denying request installation of 14 solar panels behind the existing dwelling in the A-1 Zone. A variance is required to permit a side yard setback of 5’ where 40’ is required.

Motion to Memorialize the Resolution:

- OFFER: Karch
- SECOND: Florek
- AFFIRMATIVE: Florek, Karch and Sobieski
- NEGATIVE: None

ADMINISTRATIVE ITEMS:

2013 Zoning Board Annual Report

Mr. Anfuso stated the Annual Report is exactly the same as last month except he updated it to include the three applications from the December meeting. The Board thought the report was well done and thanked Mr. Anfuso.

Motion to Approve and Memorialize the Resolution:

- OFFER: Burry
- SECOND: Karch
- AFFIRMATIVE: Florek, Burry, Karch, Sobieski and Yodakis
- NEGATIVE: None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB920 – Haaf - Block 21, Lot 27 – 520 Marl Road

Application to construct a 6’ x 20’ addition expanding the kitchen and 2nd story alteration/addition in the A-1 Zone. A variance is required to permit a 6.61% building coverage where 6% is the maximum permitted and 6.34% currently exist.

Mr. Farrell recused himself from this application. Five items were marked as exhibits – zoning review, application, survey, floor plans and Fire Marshall’s review.

David and Luanne Haaf – sworn. The Haaf’s stated they purchased this home eight years ago and have gradually been repairing and updating the home. They have four children and need more room in the narrow kitchen. When completed the kitchen will be 20’x 20’ and will be expanded onto an existing deck. The home is an L shape and the addition will not be visible from the street or neighbors. The Haaf’s said this will greatly improve their quality of life because everyone always ends up in the kitchen and this will enable everyone to fit comfortably.

The Board agreed that a kitchen is a gathering place in the home and felt this was a unique situation. Since the addition will be built over an existing deck the impervious coverage or total lot coverage will not increase. The previous variance that was granted was to permit the open porch and they felt the increase in building coverage for the kitchen was deminimis.

Motion to Approve the Application:

OFFER: Karch

SECOND: Burry

AFFIRMATIVE: Florek, Burry, Karch, Sobieski, Yodakis and Burke

NEGATIVE: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Farrell 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 January 16, 2014 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on February 20, 2014.

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