

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
DECEMBER 18, 2014 AT 8:00 P.M.**

Mr. Bennett 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: Bennett, Florek, Burry, Farrell, Karch, Sobieski and Yodakis

ABSENT: Burke

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

**Approval of Minutes:**

Motion to Approve the November 20, 2014 Meeting Minutes:

OFFER: Florek

SECOND: Karch

AFFIRMATIVE: Bennett, Florek, Karch and Sobieski

NEGATIVE: None

**RESOLUTIONS:**

**ZB933 – Lucas – Block 34, Lot 3.06 – 18 Raven Road**

Memorialization of Resolution granting approval to install an inground pool, patio, walls, pillar and fireplace in the A-1 Zone. A variance is required to permit 20.88% total lot coverage where 20% is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Sobieski

SECOND: Florek

AFFIRMATIVE: Bennett, Florek, Karch and Sobieski

NEGATIVE: None

**ZB932 – Montefusco – Block 34, Lot 16.21 – 39 Orchard Lane**

Memorialization of Resolution granting approval to construct a 168.5 s.f. addition in the A-1 Zone. A variance is required to permit a 6.3% building coverage where 6% is the maximum permitted.

Motion to Memorialize the Resolution:

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

**ZB924 – Pereira – Block 13, Lot 2 – 60 Crine Road**

Memorialization of Resolution granting approval to construct a first story addition with basement garage in the A1- Zone. Variances are required to permit a 7.4% building coverage where 6.6% is the maximum permitted and a total lot coverage of 22.7% where 20% is the maximum permitted and 21.5% currently exists.

Motion to Memorialize the Resolution:

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

**ADMINISTRATIVE ITEMS:**

**Review 2015 meeting dates and adopt January 2015 meeting date.**

The Board reviewed the proposed meeting dates and time for 2015 Zoning Board meetings. The Board approved January 15, 2015 as their Reorganization and Regular meeting.

Motion for January 15, 2015 as Reorganization and Regular Zoning Board meeting:

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

**APPLICATIONS: Old Business**

None

**APPLICATIONS: New Business:**

**ZB939 – Padke – Block 7.29, Lot 3 – 28 Laurelwood Drive**

Application for an interpretation of the Zoning Ordinance to determine if a second kitchen in the basement constitutes a change from a single family to a two family dwelling in the A-2 Zone.

The Board accepted the application. Five items were marked as exhibits – zoning review, application, floorplan, memo from Glenn Gerken dated May 10, 1994 and memo from Robert Bowden dated November 26, 1994.

Kedar Phadke, applicant – sworn. Mr. Phadke explained to the Board that he grew up in Colts Neck and two years ago purchased this home with his wife. He and his wife are strict vegetarians due to religious reasons and would like to have a second kitchen in their basement where they could prepare and serve non-vegetarian food to friends and family.

Mr. Steib advised the Board they needed to interpret whether adding a second kitchen to this home changed it to a two-family home. The basement does not have a bedroom however it does have a bathroom. Mr. Phadke confirmed the second kitchen is for the sole purpose of serving non-vegetarian food to friends and being able to enjoy their home. The home will not be altered to accommodate two families living independently and will continue to be used as a single dwelling unit.

Motion to Approve the Application:

OFFER: Florek

SECOND: Karch

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

NEGATIVE: None

### **DISCUSSION ITEMS:**

#### **2014 Annual Report**

Mr. Anfuso reviewed the updated draft Annual Report. A suggestion was made that limitations should be placed on the size of places of worship so that it does not change the character of an existing neighborhood. This suggestion will be incorporated in the next draft.

### **EXECUTIVE SESSION**

Motion to go into Executive Session at 9: 05 p.m.:

OFFER: Florek

SECOND: Farrell

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

NEGATIVE: None

### **MOTION TO ADJOURN**

A motion was made by Mr. Farrell at 9:15 p.m. to adjourn the meeting, seconded by Mr. Sobieski 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 20, 2014 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on December 18, 2014.

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

