

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
APRIL 18, 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 Yodakis

ABSENT: Lewis and Karcher

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

Approval of Minutes:

Motion to Approve the March 21, 2013 Meeting Minutes:

OFFER: Karch

SECOND: Burry

AFFIRMATIVE: Sobieski, Bennett, Burry, Karch and Yodakis

NEGATIVE: None

RESOLUTIONS:

ZB854 – Hoeker – Block 13, Lot 35 – 151 Heulitt Road

Memorialization of Resolution for two one-year extensions of time to the approved variance. The extension of time will begin October 21, 2011 and expire October 21, 2013

Motion to Memorialize the Resolution:

OFFER: Karch

SECOND: Yodakis

AFFIRMATIVE: Sobieski, Bennett, Burry, Karch and Yodakis

NEGATIVE: None

ZB879 – Klein – Block 1, Lot 55 – 25 Glenwood Road

Memorialization of Resolution for a one year extension of time to the approved variance. The extension of time will begin November 17, 2012 and expire November 17, 2013

Motion to Memorialize the Resolution:

OFFER: Yodakis

SECOND: Karch

AFFIRMATIVE: Sobieski, Bennett, Burry, Karch and Yodakis

NEGATIVE: None

ZB898 – Sachdev – Block 35, Lot 7.03 – 1 Wide Horizon Drive

Memorialization of Resolution to construct an inground swimming pool, raised patio and fence in the A-1 Zone. Variances are required to permit a raised patio side setback of 72.26' where 86' is required, a pool side setback of 35.03' where 40' is required.

Motion to Memorialize the Resolution:

OFFER: Bennett
SECOND: Yodakis
AFFIRMATIVE: Sobieski, Bennett and Yodakis
NEGATIVE: None

ZB902 – Hagerman – Block 13, Lot 64 – 2 Westminster Drive

Memorialization of Resolution to construct a three car garage, front porch, rear addition and deck in the A-1 Zone. Variances are required to permit a porch front setback of 88' and a garage front setback of 67' where 101' is required and 76' currently exist, a deck side setback of 69' and house side setback of 51' where 66' is required and 51' currently exist.

Motion to Memorialize the Resolution:

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

ZB904 – Raciti – Block 51, Lot 2.39 – 1 Secretariat Drive

Memorialization of Resolution to construct four dormers, convert a gazebo into a garage, cover the breezeway, construct an inground pool and patio and install 5' high fence and entry piers in the AG Zone. Variances are required to permit a dormer front setback of 132' and 150' where 200' is required, a pool and house separation of 11' where 20' is required, an inground pool front setback of 169' where 200' is required, a separation between the stable and house of 84' where 100' is required and a five foot fence where 4' is the maximum height permitted.

Motion to Memorialize the Resolution:

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

ZB905 – Mahler – Block 50, Lot 19 – 88 Obre Road

Memorialization of Resolution to construct an addition to an existing single family dwelling in the AG Zone. A variance is required to permit a front setback of 169' where 200' is required and 155' currently exists.

Motion to Memorialize the Resolution:

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

ZB906 – Pardee – Block 6, Lot 9.26 – 1 Gaitway Drive

Memorialization of Resolution to construct a front porch on an existing single family dwelling in the A-1 Zone. A variance is required to permit a front setback of 73.6’ where 78’ is required and 75’ currently exists.

Motion to Memorialize the Resolution:

OFFER: Yodakis

SECOND: Burry

AFFIRMATIVE: Sobieski, Bennett, Burry, Karch and Yodakis

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

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

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

Five items were marked as exhibits – zoning review, application, survey, architectural floor plans and Board of Health comments. Pragati Sharma, applicant – sworn. Ms. Sharma explained they purchased this house five years ago and the house has a compact three car garage. Both of their sons are now driving and have cars and all the extra snow blowers, garbage cans, bikes, etc. there is not enough room to store everything out of sight. The property is a corner lot with two front yards each requiring a 150’ setback. The side of the property that is along Dutch Lane has a raised berm with planting that screen the property. If this property was not a corner the setback would be 50’ from the side property line.

Bruno Pruscio, Builder – sworn. Mr. Pruscio stated they garage is going on top of the existing driveway so the garage itself is not adding any additional coverage. The proposed detached garage will architecturally match the existing home with a columns and brick façade. There will not be a second story in the garage, it will remain open.

The Board felt the applicant had a hardship with the corner lot. If this property were not a corner lot the setback would only have to be 50’ and they are 101’ with an existing berm and mature screening. The Board stipulated the approval stating they could not put in a second story.

Motion to Approve the Application:

OFFER: Florek

SECOND: Farrell

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

NEGATIVE: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Karch at 8:15 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 April 18, 2013 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on May 16, 2013.

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