

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
OCTOBER 20, 2011 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 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: Burry, Hesslein, Bennett, Florek, Karch, Sobieski, Yodakis, Farrell and Lewis

ABSENT: None

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

The Board acknowledged Mr. Florek as a new member and asset to the Board. Mr. Florek thanked the Board stating he was happy to be back.

Approval of Minutes:

Motion to Approve the September 15, 2011 Meeting Minutes:

OFFER: Hesslein

SECOND: Farrell

AFFIRMATIVE: Hesslein, Bennett, Karch, Sobieski, Farrell and Lewis

NEGATIVE: None

RESOLUTIONS:

ZB877 – Burke – Block 26, Lot 14 – 37 Bucks Mill Road

Memorialization of Resolution granting approval to construct a second story addition with balcony over the existing garage in the A-3 Zone. A variance is required to permit a building coverage of 8.53% where 6.6% is the maximum permitted and 8.37% currently exists.

Motion to Memorialize the Resolution:

OFFER: Karch

SECOND: Hesslein

AFFIRMATIVE: Hesslein, Bennett, Karch, Sobieski, Farrell and Lewis

NEGATIVE: None

ZB878 – Aquinas – Block 13, Lot 15 – 257 Heyers Mill Road

Memorialization of Resolution granting approval to retain a 300 s.f. deck to the rear of the home in the A-1 Zone. Variances are required to permit a front yard setback of 30’ for the deck where 75’ is

required and the house currently has a 6' front setback and a building separation of 16' where 20' is required.

Motion to Memorialize the Resolution:

OFFER: Hesslein

SECOND: Sobieski

AFFIRMATIVE: Hesslein, Bennett, Karch, Sobieski, Farrell and Lewis

NEGATIVE: None

ADMINISTRATIVE:

ZB844 – Sessa – Block 43, Lots 4 & 5 – 121 Five Points Road

Request for a retroactive one year extension of time to variance. The extension of time will begin June 17, 2011 and expire Jun 17, 2012.

Motion to Approve the Application:

OFFER: Sobieski

SECOND: Yodakis

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

NEGATIVE: None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

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

Application for a garage addition and attach existing detached garage to the main house. Variances are required to permit a front setback of 75.6' where 115' is required and side setbacks of 40' and 42' where 80' is required.

Seven items were marked as exhibits – application, zoning review, survey architectural plans, Architectural Review Committee comments, Board of Health comments and a series of eight photos.

Richard Klein, applicant – sworn. Currently there is a 24' x 24' detached garage on the property. The applicant would like to add another bay closer to the home and attach it with a covered walkway. The current garage is a very tight fit for the cars and trying to juggle car seats and young children is very difficult. A door will be added to the side and this will increase the functionality. Aesthetically the two structures will tie together using all the same materials.

The variances are required because by attaching the garage the home exceeds 90'. It was noted this application does not require a variance for building coverage because the house is single story and 9% is permitted.

Open to the public with no comments. The Board felt the variances required were caused by the 90' rule and did not make a big impact to the neighbors. The applicant will be tying the current detached garage architecturally with the house and making it aesthetically more pleasing.

Motion to Approve the Application:

OFFER: Hesslein

SECOND: Karch

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

NEGATIVE: None

ZB880 – Weiss – Block 11, Lot 1.02 – 11 Hillcrest Drive

Application to enlarge the front porch, side and rear additions and enlarge the existing cabana. Variances are required to permit a front setback of 95' from the porch and 128' from the addition where 245' is required and a side setback of 70' where 85' is required.

Seven items were marked as exhibits – zoning review, application, plot plan, architectural plans, Fire Prevention Bureau comments and two 11" x 17" sheets with two photos on each. Katherine and Joseph Weiss, applicants and Mike Monroe, architect – all sworn.

Mike Monroe told the Board the Weiss' recently purchased this home and found out that when the house was originally built there were different setbacks than what there are currently. The property is 13.25 acres but 9.28 acres are in a conservation easement. The house is lopsided when you look at it and the Weiss' would like to put an addition on the left side to balance the house. They are enlarging the master bedroom, improving the roofline and adding a mudroom. They have a lot of water issues so there will be extensive engineering done to eliminate this problem. They would also like to extend the overhang by four feet and enclose it with screen to make it more useable.

The Board acknowledged the applicant had a hardship with 2/3 of the property in a conservation easement, the odd shape of the property and the placement of the house. It is a large piece of property with the addition going on the side of the property abutting a 13 acre parcel, not impacting the neighbor.

Motion to Approve the Application:

OFFER: Hesslein

SECOND: Karch

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

ZB881 – Brundsen – Block 21.03, Lot 4 – 20 Horseshoe Court

Application to construct a roof structure over an existing patio. A variance is required to permit a building coverage of 7% where 6.6% is the maximum permitted.

Mr. Steib, Esq. announced the notice in the newspaper was incorrect and the applicant will have to renotice. The notices that were sent to the adjoining property owners are fine and the applicant will not send new notices.

This application is carried to the November 17, 2011 meeting with no further notice to property owners but a new legal notice will appear in the Asbury Park Press.

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Hesslein at 8:50 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 October 20, 2011 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on November 17, 2011.

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