

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
NOVEMBER 20, 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 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”.

Salute the Flag

Roll Call

PRESENT: Bennett, Florek, Karch, Sobieski and Burke

ABSENT: Burry, Farrell and Yodakis

ALSO PRESENT: Timothy Anfuso, P.P., Doug Freiburger, Esq. and Ruth Leininger

Approval of Minutes:

Motion to Approve the October 16, 2014 Meeting Minutes:

OFFER: Sobieski

SECOND: Karch

AFFIRMATIVE: Bennett, Florek, Karch, Sobieski and Burke

NEGATIVE: None

RESOLUTIONS:

ZB928 – Muniz – Block 44.01, Lot 23 – 24 Beacon Drive

Memorialization of Resolution granting approval to construct a garage addition in the A-1 Zone. A variances is required to permit a building coverage of 6.44% where 6% is the maximum permitted.

Motion to Approve the Resolution:

OFFER: Florek

SECOND: Sobieski

AFFIRMATIVE: Bennett, Florek, Sobieski and Burke

NEGATIVE: None

ZB929 – American Heritage Reality – Block 48, Lot 19 – 20 Route 537 East

Memorialization of Resolution denying a two lot Minor Subdivision, Preliminary and Final Major Site Plan and Use Variance in the B-1 Zone.

Motion to Approve the Resolution:

OFFER: Sobieski

SECOND:

AFFIRMATIVE: Sobieski

NEGATIVE: None

ZB936 – Carletta – Block 7.02, Lot 17 – 64 Tulip Lane

Memorialization of Resolution granting approval to install an inground pool in the A-2 Zone. Variances are required to permit a rear yard setback of 10’ where 25’ is required and a building separation of 14’ where 20’ is required.

Motion to Approve the Resolution:

OFFER: Karch

SECOND: Sobieski

AFFIRMATIVE: Bennett, Florek, Karch and Sobieski

NEGATIVE: None

ZB937 – Foran – Block 7.23, Lot 6 – 93 Tulip Lane

Memorialization of Resolution granting approval to retain two-story addition, deck and screen porch that were constructed without municipal approval. Variances are required to permit a proposed building coverage of 7.71% where 6.6% is the maximum permitted and 8.17% currently exists and total lot coverage of 20.76% where 20% is the maximum permitted and 21.67% currently exists.

Motion to Approve the Resolution:

OFFER: Florek

SECOND: Karch

AFFIRMATIVE: Bennett, Florek, Karch and Sobieski

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

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

Application to install an inground pool, patio, walls, pillar and fireplace in the A-1 Zone. A variance is required to permit 22.32% total lot coverage where 20% is the maximum permitted.

Four new items were marked as exhibits – zoning review, revised plans, Architectural Review Committee’s comments and variance plan. Dante Alfieri, Esq. represented the applicant. A.J. Garito, Engineer – sworn.

Mr. Garito told the Board he did not feel the submission made by the Architect would satisfy the Board so he had a new variance plan which reduced the total lot coverage down to 20.88%. Mr. Anfuso has not yet reviewed the plan but by reducing more of the patio around the pool and driveway they hoped the Board would approve this variance. The rear of the property abuts Township greenway and is heavily screened and the drainage would have a diminimis effect on anyone. Open to the public with no comments.

The Board conditioned the approval on the driveway being modified prior to a building permit being issued for the pool.

Motion to Approve the Application:

OFFER: Karch

SECOND: Sobieski

AFFIRMATIVE: Bennett, Florek, Karch, Sobieski and Burke

NEGATIVE: None

APPLICATIONS: New Business:

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

Application 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.

The Board accepted the application. Eleven items were marked as exhibits – zoning review, application, survey, architectural plan, Board of Health comments, Architectural Review Committee’s comments, floor plans, Architectural Plan sheet A2 mounted and three photos.

Paul Amelchenko, Architect and Alan Montefusco, applicant – sworn. Mr. Montefusco explained he built this home in 2007 and worked closely with the Zoning Officer so that a variance would not be required. He now has four children and the kitchen area is too tight and he would like to correct what he did not get right the first time.

Mr. Amelchenko reviewed the architectural plans that would enlarge the laundry room, powder room, hall closet and kitchen. They felt this was a modest 165.5 s.f. addition and would provide the additional space they required.

Open to the public with no comments. The Board felt the applicant demonstrated a need and the additional was reasonable and diminimis. The addition is on the rear of the home where it would not impact neighbors and the total lot coverage is very low

Motion to Approve the Application:

OFFER: Florek

SECOND: Burke

AFFIRMATIVE: Bennett, Florek, Karch, Sobieski and Burke

NEGATIVE: None

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

Application to construct a first story addition with basement garage in the A1- Zone.

Variations 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.

The Board accepted the application. Ten items were marked as exhibits – zoning review, application, survey, floor plan, Board of Health comments, Fire Marshall’s review, tax map, photos board with six photos, color variance plan and one photo.

Aida Periera, applicant and A.J. Garito, Engineer – both sworn. Mr. Garito explained this is an undersized lot with no garage on the property. Several years ago this Board approved a variance for a detached garage, however it was discovered the septic was where the garage was to be built therefore it was never constructed. They are now proposing a basement garage with an addition to the kitchen and they will remove the existing deck which contributes to total lot coverage.

Open to the public with no comment. Some Board members thought some of the driveway could be eliminated to reduce the lot coverage however Ms. Periera said it was imperative she keep both accesses for safety reasons. Crine Road is a very busy road and there is a curve creating a blind spot right by her driveway. Ms. Periera told the Board she recently had to give up a little over 300 s.f. to the county for eminent domain to widen Crine Road reducing the size of her lot.

The Board agreed with Ms. Pereira and felt with the county taking some of her property created a hardship.

Motion to Approve the Application:

OFFER: Florek

SECOND: Sobieski

AFFIRMATIVE: Florek, Karch, Sobieski and Burke

NEGATIVE: Bennett

DISCUSSION ITEMS:

2014 Annual Report

Mr. Anfusio reviewed the draft Annual Report with the Board and told them if they had any recommendations to let him know.

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Karch at 9:20 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.

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