

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
NOVEMBER 17, 2016 AT 8:00 P.M.**

Mr. Yodakis 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, Karch, Yodakis and Sullivan

ABSENT: Burry, Sobieski, Farrell, Florek and Burke

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

Mr. Steib made note that the Chairman and Vice Chairman were not in attendance therefore Mr. Yodakis is running the meeting.

Approval of Minutes:

Motion to Approve the October 20, 2016 Meeting Minutes:

OFFER: Sullivan

SECOND: Bennett

AFFIRMATIVE: Bennett, Karch, Yodakis and Sullivan

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business

ZB968 – Brown – Block 46, Lot 1.31 – 21 North Brentwood Drive

Application to construct a rear porch to a single family dwelling in the AG Zone. A variance is required to permit a side setback of 60' where 73' is required and 65.8' currently exists.

The Board accepted the application. Nine items were marked as exhibits – zoning review, application, variance plan, architectural plans, Fire Marshall's review, Health Officer's comments, Architectural Review Committee's comments, color rendering of the variance plan and a photoboard with six photos.

Sal Alfieri, Esq. represented the applicant. Mr. Alfieri explained this is an application for his client to construct a rear covered porch; the only variance required is for the side setback. A.J. Garito, Engineer – sworn. Mr. Garito explained this home was built prior to the 90' rule and it is 116' wide which means 26' must be added to all setbacks. The property is heavily landscaped and the addition will not be able to be seen by the adjoining property owner.

Open to the public with no comments. The Board felt the addition was diminimis on a property that is over two acres. The house is already nonconforming and the deck is contiguous to the house, nicely tucked in and not noticeable.

Motion to Approve the Application:

OFFER: Karch

SECOND: Bennett

AFFIRMATIVE: Bennett, Karch, Yodakis and Sullivan

NEGATIVE: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Sullivan at 8:40 p.m. to adjourn the meeting, seconded by Mr. Yodakis 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 17, 2016 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on December 15, 2016.



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