

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
DECEMBER 15, 2016 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 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: Burry, Bennett, Farrell, Florek (5 minutes late), Karch, Yodakis and Burke

ABSENT: Sobieski and Sullivan

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

Approval of Minutes:

Motion to Approve the November 17, 2016 Meeting Minutes:

OFFER: Yodakis

SECOND: Karch

AFFIRMATIVE: Bennett, Karch and Yodakis

NEGATIVE: None

RESOLUTIONS:

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

Memorialize Resolution 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.

Motion to Memorialize the Resolution:

OFFER: Karch

SECOND: Yodakis

AFFIRMATIVE: Bennett, Karch and Yodakis

NEGATIVE: None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business

ZB970 – Bowers – Block 7.20, Lot 5 – 52 Laurelwood Drive

Application to construct a front porch, rear and side additions to a single family dwelling in the A-2 Zone. Variances are required to permit a front setback of 76.3’ where 86.8’ is required and a side setback of 42.1’ where 51.8’ is required.

The Board accepted the application. Six items were marked as exhibits – zoning review, application, plot plan, architectural plans, Health Officer’s comments and Fire Marshall’s comments.

Danielle and Jacob Bowers, applicant – sworn. Jacob explained that they have been looking for a house in Colts Neck for over a year. They finally found this home in a neighborhood that they love and a ranch that they really wanted however the house is in dire need of repair. They worked with an architect and thought they had a plan that would be approved by zoning until they submitted for their building permit, they were unaware of the 90’ rule. If they went up with an addition that would require a variance as well because the house is currently 6.78% building coverage and a two story home cannot exceed 6.6%. The Bower’s personally visited each of their neighbors to show them the plans and explain the variance. Everyone was happy for them and wished them well, no one was concerned. Trees line both sides of the property lines and will buffer any view from the neighbors. The porch is currently crumbling and will be replaced in the same footprint.

Open to the public with no comment. The Board all agreed the plans for the renovation are beautiful. Some members struggled and were concerned the house would look to large. The side setback does meet the setback before it is enhanced and there is buffering that will soften the view. The house does not exceed the total lot coverage that is allowed for a ranch and it will be a great improvement to the neighborhood.

Motion to Approve the Application:

OFFER: Karch

SECOND: Farrell

AFFIRMATIVE: Burry, Bennett, Farrell, Karch and Yodakis

NEGATIVE: Florek and Burke

ADMINISTRATIVE

Review 2017 meeting dates and adopt January meeting date

Motion to Approve January 19, 2017 Meeting Date:

OFFER: Karch

SECOND: Burke

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

NEGATIVE: None.

Review Draft 2016 Annual Report

The Board reviewed Draft 2016 Annual Report and felt it was very well done. The report will be updated to include the application from this meeting and it will be ready for the Board to approve at Reorganization.

DISCUSSION ITEMS:

None

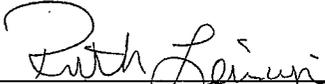
EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Florek at 8:50 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 December 15, 2016 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on January 19, 2017.



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