

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
MARCH 16, 2017 AT 8:00 P.M.**

Mr. Sobieski called the meeting to order by reading the following statement: "As Chairman and Presiding Officer of this meeting 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 News Transcript and Star Ledger, 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: Sobieski, Karch, Bennett, Burry, Florek and Burke

ABSENT: Farrell, Yodakis and Sullivan

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

Approval of Minutes:

Motion to Approve the February 16, 2017 Meeting Minutes:

OFFER: Florek

SECOND: Burke

AFFIRMATIVE: Sobieski, Karch, Bennett, Florek and Burke

NEGATIVE: None

RESOLUTIONS:

ZB951 – Tormey – Block 7.25, Lot 1 – 4 Mulberry Lane

Memorialize Resolution for a one year extension of time to the approved variance. The extension of time will begin February 18, 2017 and expire February 18, 2018.

Motion to Memorialize the Resolution:

OFFER: Florek

SECOND: Burke

AFFIRMATIVE: Sobieski, Karch, Bennett, Florek and Burke

NEGATIVE: None

ZB971 – Quincannon – Block 7.14, Lot 2 – 8 Spring Garden Road

Memorialization of Resolution to construct a front porch, garage, expand 2nd floor over existing garage, new driveway, inground pool and patio to an existing single family dwelling in the A-2 Zone. Variances are required to permit a front setback of 66.8' where 75' is required and a building coverage of 6.72% where 6.6% is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Karch

SECOND: Burke

AFFIRMATIVE: Sobieski, Karch, Bennett, Florek and Burke

NEGATIVE: None

ZB974 – Galano – Block 23, Lot 23.04 – 36 Lake Drive

Memorialization of Resolution to construct an inground pool in the A-1 Zone. A variance is required to permit a side setback of 20' where 40' is required.

Motion to Memorialize of Resolution:

OFFER: Karch

SECOND: Florek

AFFIRMATIVE: Sobieski, Karch, Bennett, Florek and Burke

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business

ZB969 – Holland Flowers – Block 47, Lot 9 – 250 Route 34

Application for Use Variance to permit a wholesale floral business in the A-3 Agricultural/Residential Zone.

The application was accepted. Twelve items were marked as exhibits – application, Use Variance Plan, business description, architectural plans, Township Engineer's review, Township Planner's review, correspondence from Robert Rothstein, May 11, 2005 Township Committee meeting minutes, June 8, 2005 Township Committee meeting minutes, Shade Tree Committee's comments, Board of Health review, Fire Marshall's review and 3-D model of accessory building.

Sal Alfieri, Esq. represented the applicant. Mr. Alfieri explained they are in front of the Board tonight for a Use Variance only, if it is granted they will come back for Site Plan approval. They are asking to

have two principal uses on the site, a residential home and a flower business; the flower business is not a permitted use.

Karen Worles, Principal of Holland Flowers – sworn. Ms. Worles stated the business is really from their truck. No deliveries are currently made to the property. They go and fill up their van with flowers and then sell them to retail florist. The florist comes onto the refrigerated truck and looks at the flowers and buys what they want. They would like the ability to have a florist come and pick up flowers with a minivan or small SUV type vehicle in the mornings between 7 a.m. and 10 a.m. two weekdays and no weekends. Currently Ms. Worles and her partner are the only employees of the company. However her partner would like to bring his son into the business by working part time, three days a week for three hours.

They want to be able to store both their box truck and van in the new warehouse. They also want a greenhouse to store plants and the ability to make arrangements. The garbage will be picked up by the normal garbage hauler and boxes are broken down and taken to Freehold Cartage. The existing shed will be removed. No mechanical work will be done on site. They anticipate receiving deliveries only once a week with nothing larger than a box truck. They want to keep the driveway to Leland Road for their personal residential use and create a new driveway to Route 34 for the commercial use.

A.J. Garito, Engineer – sworn. Three additional items were marked as exhibits – photoboard with six photos from two years ago, site plan from prior application and color rendering of site plan. The applicants have been conducting business in this location for about five years. Mr. Garito stated the applicant wants a 2,718 s.f. building that would include a greenhouse in the rear. They would separate the two driveways so that the business would use the Route 34 driveway.

Open to the public with no comments. The Board had concerns of having a mixed use on a very small property abutting residential homes. They were also concerned that the business plan was not definite and the possibility of it growing.

Five minutes recess due to the power going out. Tim Anfusio, Township Planner – sworn. The Board asked if the variance was granted would they be able to park trucks outside or would they have to be parked in the building. Mr. Anfusio said they would be able to park trucks on the property.

The Board know the Township Committee does not want the Business Zone to be expanded. Although this is a unique property some stipulations the Board talked about would be the business would have to be owned by the homeowner, restrictions on the size of the building, commercial vehicles would have to be parked inside, no signage, buffering between the residential properties, no direct access between Leland Road and Route 34 so vehicles would not be able to cut through and no retail.

The applicant would like to address the concerns of the Board and asked to carry the application to the May meeting. This application is carried to the May 18, 2017 meeting with no further notice.

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Ms. Burke at 9:50 p.m. to adjourn the meeting, seconded by Mr. Florek and unanimously carried.

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on March 16, 2017 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on May 18, 2017.



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