

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JUNE 15, 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, Bennett, Burry, Florek, Yodakis and Sullivan

ABSENT: Karch, Farrell and Burke

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

Approval of Minutes:

Motion to Approve the May 18, 2017 Meeting Minutes:

OFFER: Yodakis

SECOND: Sullivan

AFFIRMATIVE: Sobieski, Bennett, Yodakis and Sullivan

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old 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.

Mr. Steib advised the Board received a letter from the applicant's attorney requesting this application be carried to the July meeting. This is the second time the applicant asked to carry the application and Mr. Anfuso advised the escrow account is deficient. The Board agreed to carry the application however they stipulated they must pay the deficient escrow and advance the application in July or the Board may dismiss the application.

This application is carried to July 20, 2017 with no further notice.

ZB975 – St. Mary's Catholic Church – Block 29.07, Lot 3 – 4 Williamsburg South

Application for addition and renovations to a single family dwelling in the A-1 Zone. A variance is required for a building separation of 8' where 20' is required.

Mr. Steib advised the Board received a letter from the applicant's attorney requesting this application be carried to the July meeting. The Board agreed to carry the application and wanted the applicant reminded that they wanted a representative from St. Mary's to answer any questions the Board may have.

This application is carried to July 20, 2017 meeting with no further notice.

APPLICATIONS: New Business

ZB976 – Green – Block 6, Lot 18 – 3 Hillmont Terrace

Application for front porch addition to a single family dwelling in the A-1 Zone. A variance is required for a front yard setback of 73.9' where 75' is required.

Mr. Steib advised the Board he reviewed the service and there was one notice that had the wrong zip code written on the certified mail receipt. The applicant did not receive the green card back to show the homeowner received the notice so he advised the Board the application should not be heard and the applicant must renotice the one homeowner.

This application is carried to the July 20, 2017 meeting with no further notice except to the one property owner whose notice was deficient.

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Florek at 8:15 p.m. to adjourn the meeting, seconded by Mr. Bennett and unanimously carried.

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on June 15, 2017 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on July 20, 2017.



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