

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
NOVEMBER 21, 2013 AT 8:00 P.M.**

Mr. Sobieski 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.”

Roll Call

PRESENT: Sobieski, Bennett, Burry, Florek, Karch and Yodakis

ABSENT: Farrell, Lewis and Karcher

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

Approval of Minutes:

Motion to Approve the October 17, 2013 Meeting Minutes:

OFFER: Burry

SECOND: Karch

AFFIRMATIVE: Sobieski, Bennett, Burry, Florek and Karch

NEGATIVE: None

RESOLUTIONS:

ZB916 – Scanelli – Block 29, Lot 9.03 – 14 Freemont Lane

Memorialization of Resolution granting a Use Variance to permit a second dwelling on a lot to be used as a group home for a disabled family member which is not a permitted use in the AG Zone.

Motion to Memorialize the Resolution:

OFFER: Burry

SECOND: Florek

AFFIRMATIVE: Sobieski, Bennett, Burry, Florek and Karch

NEGATIVE: None

ADMINISTRATIVE ITEMS:

ZB780 – Barc – Block 1, Lot 33 – 60 Glenwood Road

Request for five one-year extensions of time to the variance approval granted on April 17, 2008. The extension of time will carry the approval from April 17, 2009 to April 17, 2014.

Mr. Barc explained this variance was granted in 2008 just before the economic meltdown. After the approval he was very uncomfortable pursuing a large project with an unsettled economy. He is now ready to go forward with the project.

Mr. Anfuso confirmed that there are no new ordinances that would affect this application. Some Board members felt that five years was too long to grant an extension stating neighbors and circumstances surrounding the property could have changed. Mr. Steib, Esq. explained that the ordinance says extensions may be granted to variances for good cause and does not give any limitations as to how many can be granted.

Motion to Approve Extensions of Time:

OFFER: Burry

SECOND: Yodakis

AFFIRMATIVE: Bennett, Burry, Karch and Yodakis

NEGATIVE: Sobieski and Florek

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB917 – Portadin – Block 29.06, Lot 14 – 19 Oak Glen Lane

Application to construct front and rear additions to an existing dwelling in the A-1 Zone. A variance is required to permit a front yard setback of 67' where 75' is required.

Mr. Steib stated all property owners were notified in a timely manner, however the legal notice for this application did not appear in the newspaper ten days prior to tonight's meeting. The applicant will republish the notice in the newspaper for the December 19, 2013 meeting and adjoining property owners will not be renotified. This application is carried to the December 19, 2013 meeting.

ZB919 – Mollenauer – Block 22.07, Lot 9 – 11 Carriage Hill Drive

Application to install 14 solar panels behind the existing dwelling in the A-1 Zone. A variance is required to permit a side yard setback of 5' where 40' is required.

Mr. Steib stated the legal notice appeared in the newspaper in a timely fashion however the notification to all property owners was sent out nine days prior when the statute specifies in must be sent out ten days prior. Therefore the applicant will renotice all property owners for the December 19, 2013 meeting. This application is carried to December 19, 2013.

DISCUSSION ITEMS:

Mr. Anfuso reviewed a draft Annual Report with the Board. The Board asked Mr. Anfuso to incorporate a recommendation to the Township Committee which limits the amount of extensions of time a variance is entitled to three one-year extensions.

EXECUTIVE SESSION

Motion to go into Executive Session:

OFFER: Florek

SECOND: Karch

AFFIRMATIVE: Sobieski, Bennett, Burry, Florek, Karch and Yodakis

NEGATIVE: None

MOTION TO ADJOURN

A motion was made by Mr. Burry at 8:55 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 November 21, 2013 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on December 19, 2013.

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

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
NOVEMBER 21, 2013 AT 8:00 P.M.**

Executive Session

Roll Call

PRESENT: Sobieski, Bennett, Burry, Florek, Karch and Yodakis

ABSENT: Farrell, Lewis and Karcher

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

Mr. Steib advised the Board that Mr. Notaro (ZB817) has filed an appeal with the court last week. No trial dates are set as of yet but he anticipates early next year.

A motion was made by Mr. Yodakis to go back into Regular Session, seconded by Mr. Karch and unanimously carried.

I hereby certify that the above is a true and exact copy of the Executive Session minutes for the meeting conducted on November 21, 2013 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on December 19, 2013.

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