

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
JUNE 19, 2014 AT 8:00 P.M.**

Mr. Bennett 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. I further order that this public announcement be placed in the minutes of this meeting”.

Salute the Flag

**Roll Call**

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

ABSENT: None

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

**Approval of Minutes:**

Motion to Approve the May 15, 2014 Meeting Minutes:

OFFER: Burry

SECOND: Karch

AFFIRMATIVE: Bennett, Burry, Karch and Burke

NEGATIVE: None

**RESOLUTIONS:**

**ZB817A – Notaro – Block 11, Lot 3.05 – 10 Mockingbird Drive**

Resolution denying and dismissing application with prejudice to retain additional impervious surfaces associated with the BBQ area, pool patio and driveway in the AG Zone. A variance is required to permit 20.6% total lot coverage where a variance was granted to permit 17.5% total lot coverage.

Motion to Memorialize the Resolution:

OFFER: Burry

SECOND: Karch

AFFIRMATIVE: Bennett, Burry, Karch and Burke

NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**APPLICATIONS: Old Business**

None

**APPLICATIONS: New Business:**

**Z924 – Divino – Block 35.05, Lot 8 – 21 Dana Lane**

Application to construct an addition, porch, partial second story addition and to retain a shed in the A-1 Zone. Variances are required to permit a principal front setback of 71.6' where 85' is required, principal side setback of 48.6' where 50' is required, accessory side setback of 17.3' where 25' is required and a total building coverage of 7.9% where 6.6% is required.

Ten items were marked as exhibits – application, survey, architectural plans, zoning review, Board of Health comments, Fire Marshall's comments, site alternatives, photoboard with four 11" x 17" photos of Option 1 and photoboard with four 11" x 17" photos of Option 2.

Ralph Divino, applicant and Mike Simpson, Architect/Planner – both sworn. Mr. Divino explained they purchased this house in 2006 and the house is now very active with 10 and 12 year old children. The main entrance is through the side laundry room which is also home for their dog and very cumbersome to walk through. Mr. Divino would like to have a private office away from all the activity. They also would like to increase the size of the master bedroom, with larger closets and a larger bathroom and to create a portico over the front door.

Mr. Simpson stated he tried to solve the problems the Divino's had with their list of things they wanted to accomplish as well as the flow of the house. The problem is that the lot is undersized with mature trees that would have to be removed if the addition went back as well as the septic being somewhere in the rear yard, the exact location has not been pinpointed as of yet. Mr. Simpson discussed various options that were considered in planning this project. They feel the addition as presented is a better planning alternative to adding a complete second story which would look very boxy and large.

The applicant received a permit for the shed however he installed it by measuring from the neighboring fence, which unbeknown to him, is not on the property line. They are requesting a variance, but if the Board requires, he will move it.

Open to the public with no comment. The Board appreciated the applicant putting extensive thought into ways to accomplish what they need and trying to follow the parameters of the ordinance however they were concerned with the 90' rule perception from the street and felt a building coverage of 7.9% was excessive.

The applicant requested this application be carried to the next meeting. This application is carried to the July 17, 2014 meeting with no further notice.

**ZB925 – Denk – Block 17, Lot 6.04 – 6 Pegasus Drive**

Application to construct a front porch in the AG Zone. A variance is required to permit a front setback of 199’ where 232’ is required and 207’ currently exists.

Seven items were marked as exhibits – application, correspondence from Ms. Krimko, survey, architectural plans, zoning review, Board of Health comments and Fire Marshall’s comments.

Jennifer Krimko, Esq. represented the applicant. Ms. Krimko explained this is an existing home in the AG Zone that is currently over 90’ in width. Mr. Denk would like to construct an open front entry porch to cover an existing stoop to protect those entering the home from the weather.

Open to the public with no comment. The Board felt the portico over the existing porch would be a great enhancement to the home.

Motion to Approve the Application:

OFFER: Burry

SECOND: Sobieski

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

NEGATIVE: None

**DISCUSSION ITEMS:**

None

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion was made by Mr. Florek at 9:25 p.m. to adjourn the meeting, seconded by Mr. Sobieski 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 19, 2014 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on July 17, 2014.

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