

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
JULY 18, 2013 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.”

**Roll Call**

PRESENT: Bennett, Burry, Florek, Karch and Yodakis

ABSENT: Sobieski, Farrell, Lewis and Karcher

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

**Approval of Minutes:**

Motion to Approve the June 20, 2013 Meeting Minutes:

OFFER: Burry

SECOND: Florek

AFFIRMATIVE: Burry, Florek, Karch and Yodakis

NEGATIVE: None

**RESOLUTIONS:**

**ZB910 – Short Slate, LLC – Block 11, Lot 6 – 118 Crine Road**

Memorialization of Resolution for a Use Variance. The applicant proposes to convert the former Stewart’s Tool and Die building for light fabrication in the A-1 Zone.

Motion to Memorialize the Resolution:

OFFER: Karch

SECOND: Florek

AFFIRMATIVE: Florek and Karch

NEGATIVE: None

**ZB911 – Mammano – Block 44.02, Lot 5 – 7 Darien Court**

Memorialization of Resolution to construct an open front porch to an existing single family dwelling in the A-1 Zone. A variance is required to permit a front setback of 68’ where 83’ is required and 70.55’ currently exists.

Motion to Memorialize the Resolution:

OFFER: Burry

SECOND: Yodakis

AFFIRMATIVE: Burry, Florek, Karch and Yodakis  
NEGATIVE: None

**ADMINISTRATIVE ITEMS:**

None

**APPLICATIONS: Old Business**

None

**APPLICATIONS: New Business:**

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

Application to retain patio, walkways and paved areas installed without municipal approval. A variance is required to permit a 20.6% total lot coverage where a variance was granted to permit 17.55%.

Mr. Steib announced the attorney for the applicant notified the Zoning Office the applicant thought the hearing was next week and is currently out of the country. They request the application to be carried to August. This application is carried to the August 15, 2013 meeting with no further notice.

**ZB912 Smith – Block 7.22, Lot 4 – 12 Sycamore Place**

Application to construct an open front porch to an existing dwelling in the A-2 Zone. A variance is required to permit a front setback of 71.8' where 75' is required. Time to October 4, 2013

Eight items were marked as exhibits – zoning review, application, diagram of property, elevation/floor plan, Board of Health comments, Fire Marshall's review, Architectural Review Committee's comments and four photos.

Coleen and Bryan Smith, applicants – sworn. Mr. Smith told the Board they were in the process of updating the home by purchasing a new wood front door. The manufacturer states the warranty for the door is not valid if there is not an overhang or porch to protect the door. They have always wanted an overhang to protect everyone from the weather as they enter and exit the home as well as enhance the aesthetics of the home. Open to the public with no comments.

The Board felt the variance was deminimis and agreed it would enhance the home.

Motion to Approve the Application:

OFFER: Burry

SECOND: Karch

AFFIRMATIVE: Bennett, Burry, Florek, Karch and Yodakis

NEGATIVE: None

**ZB913 – Litwin – Block 33, Lot 1.02 – 24 Creamery Road**

Application to construct an inground pool and 600’ of patio. A variance is required to permit 15.58% total lot coverage where 10% is required and a variance was granted to permit 15.57%.

Five items were marked as exhibits – zoning review, application, survey, Board of Health comments and Fire Marshall’s comments.

Lisa and Chris Litwin, applicants and Glen Newman, contractor – all sworn. Mr. Litwin told the Board they have a ten acre horse farm with an open riding arena that they received a variance to construct several years ago. They built their home in 1999 with intentions of installing a pool in the future. They would now like to install a 20’ x 40’ pool with a modest 600 s.f. of patio for their family to enjoy. Open to the public with no comments.

The Board felt that .01% of total lot coverage was diminimis.

Motion to Approve the Application:

OFFER: Florek

SECOND: Karch

AFFIRMATIVE: Bennett, Burry, Florek, Karch and Yodakis

NEGATIVE: None

**DISCUSSION ITEMS:**

None

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion was made by Mr. Burry at 8:20 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 July 18, 2013 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on August 15, 2013.

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