

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
OCTOBER 17, 2015 AT 8:00 P.M.**

Mr. Florek 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 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 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: Florek, Burry, Bennett, Karch, Sobieski, Yodakis, Burke and Sullivan

ABSENT: Farrell

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

**Approval of Minutes:**

Motion to Approve the September 17, 2015 Meeting Minutes:

OFFER: Karch

SECOND: Burke

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

NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

**ZB934 – Aida Pereira – Block 13, Lot 2 – 60 Crine Road**

Request for a one year extension of time to the approved variance. The extension of time will begin December 18, 2015 and expire December 18, 2016.

Mr. Anfuso advised the Board this was the first request for an extension of time. There have been no changes to the ordinance that would effect this application thus he has no objection to the Board granting the extension.

Motion to Grant the Extension of Time:

OFFER: Sobieski

SECOND: Burry

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

NEGATIVE: None

**APPLICATIONS: Old Business**

**ZB903 – Holland Flowers – Block 47, Lot 9 – 250 Route 34**

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

There was no one in attendance for this application. Mr. Anfuso advised the Board he had a conversation with Mr. Alfieri, Esq. on Tuesday where he was advised the applicant was going to ask to withdraw the application without prejudice. Chairman Florek stated he made it very clear to Mr. Alfieri last month that they must advance the application this month or the Board would dismiss the application.

Motion to Dismiss the Application Without Prejudice:

OFFER: Burry

SECOND: Karch

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

NEGATIVE: None

**ZB946 – Deputy Ventures – Block 14, Lot 6 – 260 Heyers Mill Road**

Application to demolish the existing dwelling and construct a new single family dwelling in the A-1 Zone. Variances are required to issue a Building Permit on a lot without frontage on an improved street, a side setback of 28' where 50' is required, a building coverage of 7.9% where 6.6% is the maximum permitted, a lot area of 22,261 s.f. where 88,000 s.f. is required, a lot frontage of 0' where 300' is required, a lot width of 132' where 300' is required and a lot depth of 168' where 200' is required.

Mr. Anfuso reminded the Board that they told the applicant the proposed house was too large for the lot. The applicant has amended their proposal and submitted new plans. However, the variances have changed and the applicant must renounce. There was not sufficient time to renounce so they are requesting the application be carried to the November meeting.

This application is carried to the November 19, 2015 meeting and will renounce.

**APPLICATIONS: New Business**

None

**DISCUSSION ITEMS:**

Mr. Steib advised the Board that he received a decision from Judge Skully regarding the Notaro application. The Judge upheld the Board's decision on the merits of the application.

**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion was made by Mr. Sobieski at 8:10 p.m. to adjourn the meeting, seconded by Mr. Yodakis and unanimously carried.

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on October 15, 2015 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on November 19, 2015.

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