

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
SEPTEMBER 15, 2016 AT 8:00 P.M.**

Mr. Burry 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: Burry, Florek, Karch and Burke

ABSENT: Sobieski, Bennett, Farrell, Yodakis and Sullivan

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

Approval of Minutes:

Motion to Approve the July 21, 2016 Meeting Minutes:

OFFER: Florek

SECOND: Burry

AFFIRMATIVE: Burry, Florek, Karch and Burke

NEGATIVE: None

RESOLUTIONS:

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

Memorialization of Resolution granting approval for a 3 year extension of time to the previously approved variances. The extension will run from April 14, 2014 and expire April 14, 2017.

Mr. Florek noted dates were incorrect in the Resolution.

Motion to Memorialize the Resolution as Amended:

OFFER: Florek

SECOND: Burke

AFFIRMATIVE: Burry, Florek and Burke

NEGATIVE: None

ZB958 – Garber – Block 29, Lot 10.05 – 2 Blue Bell Road

Memorialization of Resolution granting approval to retain basketball court and other impervious surfaces as well as remove a barn, sheds farm labor housing unit and basketball court lighting that were constructed without municipal approvals in the AG Zone. Variances are required to permit a front yard setback of 128’ where 200’ is required and a total lot coverage of 14.04% where 10% is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Florek
SECOND: Burke
AFFIRMATIVE: Burry, Florek and Burke
NEGATIVE: None

ZB963 – Markov – Block 29.10, Lot 17 – 149 Cedar Drive

Memorialization of Resolution granting approval to remove rear porch and install a sunroom (14.5’ x 16’) in the A-1 Zone. A variance is required to permit a side yard setback of 25’ where 50’ is required and 29.3’ currently exists.

Motion to Memorialize the Resolution:

OFFER: Burke
SECOND: Florek
AFFIRMATIVE: Burry, Florek and Burke
NEGATIVE: None

ZB964 – Somma – Block 30, Lot 13 – 167 County Route 537

Memorialization of Resolution granting approval to raise the existing roofline as well as relocate an entrance in the B-3 Zone. A use variance is required to permit the expansion of a nonconforming residential use in the B-3 zone as well as variances to permit a front setback of 6’ where 75’ is required and 1.1’ currently exists and a side setback of 11’ where 25’ is required and 11’ currently exists.

Motion to Memorialize the Resolution:

OFFER: Florek
SECOND: Burke
AFFIRMATIVE: Burry, Florek and Burke
NEGATIVE: None

ZB965 – Toman – Block 17, Lot 9 – 160 Heyers Mill Road

Memorialization of Resolution granting approval to demolish the existing barn and construct a new 12’ x 16 barn in the same location in the A-1 Zone. Variances are required to permit a front setback of 68’ where 100’ is required, a side setback of 12’ where 30’ is required and a building separation of 14’ where 20 feet is required.

Motion to Memorialize the Resolution:

OFFER: Florek
SECOND: Burke
AFFIRMATIVE: Burry, Florek and Burke
NEGATIVE: None

ADMINISTRATIVE

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business

ZB966 – Powell – Block 33, Lot 39 – 17 Holling Road

Application to construct a front porch over the landing of a single family dwelling in the A-1 Zone. A variance is required to permit a front setback of 68’ where 75’ is required.

The Board accepted the application. Six items were marked as exhibits – zoning review, application, floor plans, four photos, Fire Marshall’s review and Architectural Review Committee’s comments.

Joseph Powell, applicant and Joseph Primiano, Architect – both sworn. Mr. Primiano explained the existing landing goes through the 75’ front setback line and is currently 4’ x 6’ in size. They would like to expand the porch to 6’ x 9’ in size, with two columns and the porch would remain open. By increasing the size of the porch it will not only protect anyone entering the home from the weather but it will also make the home more aesthetically pleasing

Open to the public with no comments. The Board felt the porch enhanced the home and the variance was diminimis. The Board conditioned the approval on the applicant obtaining a NJDEP Flood Hazard Permit-By-Rule letter.

Motion to Approve the Application:

OFFER: Karch

SECOND: Florek

AFFIRMATIVE: Burry, Florek, Karch and Burke

NEGATIVE: None

ZB967 – Dooley – Block 9, Lot 38 – 83 Blackbriar Drive

Application to add a two car garage, front and renovations of a single family dwelling in the A-1 Zone. Variances are required to permit a front setback of 77.59’ where 97.77’ is required and side setbacks of 42.64’ and 51.82’ where 62.77’ is required.

The Board accepted the application. Five items were marked as exhibits – zoning review, application, Health Officer’s comments, architectural plans and Fire Marshall’s comments.

Joyce and Charles Allison, homeowner and Robert Dooley, architect – all sworn. Mr. Dooley explained the Allison’s came to him stating they had a very tired ranch home that they wanted to improve its street presence. They also kayak frequently and wanted to store their kayaks in the garage with the cars and eliminate the shed. The current home does not conform to the 90’ rule and the addition will exasperate the nonconformity.

Open to the public with no comments. The Board agreed the property is irregularly shaped which makes a hardship for the homeowner. There is only a small portion on the corner of the garage addition that extends into the side setback which is diminimis.

Motion to Approve the Application:

OFFER: Karch

SECOND: Burke

AFFIRMATIVE: Burry, Florek, Karch and Burke

NEGATIVE: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Ms. Burke at 8:30 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 September 15, 2016 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on October 20, 2016.

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