

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
DECEMBER 15, 2011 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 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: Burry, Hesslein, Bennett, Florek, Karch, Sobieski and Yodakis

ABSENT: Farrell and Lewis

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

Approval of Minutes:

Motion to Approve the November 17, 2011 Meeting Minutes:

OFFER: Sobieski

SECOND: Karch

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

NEGATIVE: None

RESOLUTIONS:

ZB881 – Brundsen – Block 21.03, Lot 4 – 20 Horseshoe Court

Memorialization of Resolution granting approval to construct a roof structure over an existing patio. A variance is required to permit a building coverage of 7% where 6.6% is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Hesslein

SECOND: Florek

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

NEGATIVE: None

ZB882 – Welch – Block 7.14, Lot 10 – 13 Wedgewood Avenue

Memorialization of Resolution granting approval to construct a detach garage in the A-2 Zone. A variance is required to permit a 12' building separation where 20' is required.

Motion to Memorialize the Resolution:

OFFER: Hesslein

SECOND: Karch

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

NEGATIVE: None

ZB883 – Adler – Block 38, Lot 14 – 230B Swimming River Road

Memorialization of Resolution granting approval to reconstruct the rear deck in the existing footprint in the A-3 Zone. Variances are required to permit the issuance of a building permit on a lot that does not front on an approved street, and to permit a 4.5’ setback from Lot 11 where a variance was previously granted to permit a 10’ setback.

Motion to Memorialize the Resolution:

OFFER: Karch

SECOND: Hesslein

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

NEGATIVE: None

ADMINISTRATIVE:

Review 2012 Meeting Dates and adoption of January 2012 meeting date.

The proposed dates for 2012 were reviewed and January 10, 2012 was adopted for the January meeting date.

Motion to Approve the January 2012 meeting date:

OFFER: Hesslein

SECOND: Florek

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

NEGATIVE: None

Review of 2011 Annual Report

The Board reviewed the 2011 Annual Report and discussed whether they wanted to recommend changing the ordinance to increase the maximum building height and large estate homes on larger lots. After much discussion the Board felt the ordinance should remain as is so they could review each application on a case by case basis. However, if the Township does amend the ordinance, the Board recommended that the principals of the 90’ rule be incorporated into the increased building height. This would require taller buildings to be placed on larger lots with larger setbacks. The Board will take action at the January 2012 meeting.

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB880A - Weiss – Block 11, Lot 1.02 – 11 Hillcrest Drive

Application to enlarge front porch, rear additions, new terrace and enlarge cabana. Variances are required to permit a front setback 95’ for the porch, 113’ for addition where 252’ is required, proposed side setback of 70’ where 92’ is required.

Four items were marked as exhibits – application, zoning review, site plan and elevation/floor plans. Joseph Weiss, applicant and Mike Monroe, architect – both sworn. The applicant was in front of the Board a few months ago when a variance was granted. While the construction drawings were being drawn up a few issues came up. The footprint of this new plan is almost identical to what was approved but it gives a little extra space inside and makes the flow much better. The setbacks due to the 90’ rule and the lot coverage remain the same as what was previously approved. The pool cabana is identical to what was approved except the covered porch is moved to the side by the existing fire pit which makes it less visible than the previously approved plan. The homeowner intends on heavily landscaping the back area to screen the pool.

Open to the public. Jim Goedek, 28 Colonial Terrace – sworn. Mr. Goedek said he was a building inspector and stated the applicant should make sure a fire retardant material was used by the fire pit. The Board felt this was basically what was approved last time and there were not any substantial changes.

Motion to Memorialize the Application:

OFFER: Florek

SECOND: Karch

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

NEGATIVE: None

DISCUSSION ITEMS:

It was noted this is Mr. Hesslein’s last meeting; he and his family are moving out of town. Chairman Burry thanked Mr. Hesslein for his service to the Board and everyone wished him well.

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Karch at 8:45 p.m. to adjourn the meeting, seconded by Mr. Hesslein and unanimously carried.

I hereby certify that the above is a true and exact copy of the Meeting minutes for the meeting conducted on December 15, 2011 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on January 19, 2012.

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