

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
OCTOBER 18, 2012 AT 8:00 P.M.**

Mr. Yodakis 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: Yodakis, Sobieski, Burry, Farrell, Florek and Karch

ABSENT: Bennett, Lewis and Karchar

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

Approval of Minutes:

Motion to Approve the September 20, 2012 Meeting Minutes:

OFFER: Karch

SECOND: Farrell

AFFIRMATIVE: Farrell, Florek and Karch

NEGATIVE: None

RESOLUTIONS:

ZB893 – RTG One, LLC. – Block 19, Lot 1 – 199 Route 34

Memorialization of Resolution to Dismiss the application without prejudice.

Motion to Memorialize the Resolution:

OFFER: Florek

SECOND: Farrell

AFFIRMATIVE: Farrell and Florek

NEGATIVE: None

ZB896 – Dietrich – Block 21.01, Lot 7 – 8 Hialeah Drive

Memorialization of Resolution to retain a front porch that was installed without proper municipal approvals. Variances are required to permit a front setback of 69.3’ where 75’ is required and building coverage of 6.72% where 6.6% is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Florek

SECOND: Farrell

AFFIRMATIVE: Farrell, Florek and Karch

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB897 – Lewis – Block 35.02, Lot 6 – 9 Brisbane Hill Drive

Application to construct a front porch, side and rear additions as well as a complete renovation to a single family dwelling. A variance is required to permit a front setback of 73.77' where 78' is required.

Eight items were marked as exhibits – zoning review, application, survey, architectural floor plans, Fire Marshall's comments, Board of Health comments, Architectural Review letter and a series of six photos.

Susan Lewis, applicant and Richard Groves, Architect – both sworn. Mr. Groves explained the Lewis family recently purchased this home that was built in 1984 that is very tired. No updates have ever been performed to the home. The layout of the home is awkward and they also wanted a larger entrance way. Mr. Groves created an 8' wide by 4' deep glass enclosed front porch to protect you from the elements and balance the architectural style of the house.

Open to the public with no comments. The Board felt the variance was deminimis and thought the porch enhances the house and is in keeping with the neighborhood.

Motion to Approve the Application:

OFFER: Burry

SECOND: Karch

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

NEGATIVE: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

Motion To Go Into Executive Session:

OFFER: Florek

SECOND: Burry

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

NEGATIVE: None

MOTION TO ADJOURN

A motion was made by Mr. Karch at 8:45 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 October 18, 2012 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on November 15, 2012.

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