

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
JANUARY 20, 2011 AT 8:00 P.M.**

1. Meeting called to Order by Chairman
2. Reading of Open Public Meetings Statement
3. Flag Salute
4. Roll Call
5. Reorganization
5. Meeting Minutes – December 16, 2010

RESOLUTIONS:

1. **ZB857 – Camryn Holdings – Block 54, Lot 5 – 24 Squankum Road**
Memorialization of Resolution denying application to retain farm labor housing accessory dwelling unit that was constructed without municipal approvals. Variances are required to permit a farm labor housing accessory dwelling on a 12.01 acre farm where a minimum of 15 acres is required.
2. **ZB860 – Maiello – Block 50, Lot 5 – 140 Hockhockson Road**
Memorialization of Resolution granting approval to install an inground swimming pool in the AG Zone. A variance is required to permit a front yard setback of 132' where 200' is required.

ADMINISTRATIVE:

None

APPLICATIONS: Old Business:

1. **ZB858 – Colts Neck Reformed Church – Block 29.1, Lots 13 & 14 and Block 29.13, Lots 6 & 17 – Route 537 West**
Application for Preliminary and Final Approval of a Major Site Plan Approval and Use Variance for Phases I in the A-3 Zone. Phase I consists of converting and enlarging a single family dwelling into a parish house containing classrooms, administrative offices and meeting rooms. Time to April 1, 2011

APPLICATIONS: New Business

1. **ZB861 – Minassian – Block 1, Lot 12 – 47 Mountainside Drive**
Application to construct additional front porch, attic with new roof and patio to an existing single family dwelling in the A-1 Zone. A variance is required to permit a side setback of 40.2' where 62' is required. Time to March 28, 2011

2. ZB862 – Garber – Block 29, Lots 9.02 & 10.05 – 2 Blue Bell Road
Application for Minor Site Plan Approval and Use Variance in the AG Zone. The applicant proposes to consolidate existing Lots 9.02 and 10.05 and retain a basketball court, farm labor unit, Stable B and two single family dwellings on one lot as well as install a polo field.
Time to April 14, 2011
3. ZB853 – Somma/Current Electric – Bblock 30, Lot 13 – 48 Route 537 West
Application for Preliminary and Final Major Site Plan Approval and Use Variance to convert a single family dwelling into a business office for an electrical contractor in the B-3 Zone.
Time to May 4, 2011

DISCUSSION ITEMS:

1. 2010 Annual Report

EXECUTIVE SESSION

If Required

MOTION TO ADJOURN