

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
JANUARY 18, 2018 AT 8:00 P.M.**

Mr. Karch 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. I further order that this public announcement be placed in the minutes of this meeting" followed by flag salute.

**Roll Call**

PRESENT: Karch, Yodakis, Bennett, Burke, Burry, Florek (15 minutes late), Reisinger and Sullivan

ABSENT: Farrell

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

Mr. Steib, Esq. stated it was brought to his attention there were several in attendance for an application that is not on the agenda. There is a car wash application that has been filed however it has not yet been deemed complete or scheduled for a hearing. The applicant on their own sent out notices to surrounding property owners stating it was scheduled for this meeting, it is not. Once the application has been deemed complete and scheduled for a hearing notices will be sent out, anyone is always welcome to check the website or call the Zoning Office to see if it has been scheduled.

**Reorganization**

Mr. Steib, Esq. advised Candice Burke has been appointed as a full member filling Mr. Sobieski's term and Jeff Reisinger has been appointed as Alternate I filling Ms. Burke's term. Both have signed their Oath of Office and were sworn in.

Mr. Bennett stated the Board had a policy of rotating the officers, in doing this it was offered Geoff Karch as Chairman, Al Yodakis as Vice-Chairman, Bruce Bennett as Secretary and Ruth Leininger as Assistant Secretary. There were no other nominations from the Board; nominations were closed.

Motion to Adopt a full slate:

OFFER: Burry

SECOND: Burke

AFFIRMATIVE: Karch, Yodakis, Bennett, Burke, Burry, Reisinger and Sullivan

NEGATIVE: None

ABSTAIN: None

**Approval of Meeting Dates for 2018:**

The Board adopted the schedule for meeting dates for the remainder of 2018 at 8:00 p.m. in the meeting room at Town Hall as follows:

February 15, 2018	June 21, 2018	October 18, 2018
March 15, 2018	July 19, 2018	November 15, 2018
April 19, 2018	August 16, 2018	December 20, 2018
May 17, 2018	September 20, 2018	

Motion to adopt 2018 meeting dates:

OFFER: Burry

SECOND: Sullivan

AFFIRMATIVE: Karch, Yodakis, Bennett, Burke, Burry, Reisinger and Sullivan

NEGATIVE: None

**Appointment of Official Newspaper:**

Motion to Appoint Asbury Park Press, News Transcript and Star Ledger as Official Newspaper:

OFFER: Burke

SECOND: Yodakis

AFFIRMATIVE: Karch, Yodakis, Bennett, Burke, Burry, Reisinger and Sullivan

NEGATIVE: None

**Appointment of Zoning Board Engineer:**

Motion to Appoint Township Engineer, Glenn Gerken:

OFFER: Burry

SECOND: Burke

AFFIRMATIVE: Karch, Yodakis, Bennett, Burke, Burry, Reisinger and Sullivan

NEGATIVE: None

**Appointment of Zoning Board Attorney:**

Motion to Appoint Zoning Board Attorney, Michael B. Steib, Esq.:

OFFER: Sullivan

SECOND: Burry

AFFIRMATIVE: Karch, Yodakis, Bennett, Burke, Burry, Reisinger and Sullivan

NEGATIVE: None

**Approval of Minutes:**

Motion to Approve the December 15, 2016 Meeting Minutes:

OFFER: Burry

SECOND: Yodakis

AFFIRMATIVE: Karch, Yodakis, Bennett, Burke, Burry, Reisinger and Sullivan  
NEGATIVE: None

**RESOLUTIONS:**

None

**ADMINISTRATIVE ITEMS:**

**2017 Annual Report**

The Board reviewed the updated 2017 Annual Report and commented Mr. Anfuso did an excellent job.

Motion to Approve the Memorialize the 2017 Annual Report:

OFFER: Burry

SECOND: Yodakis

AFFIRMATIVE: Sobieski, Bennett, Burry, Farrell, Florek, Yodakis, Burke

NEGATIVE: None

**APPLICATIONS: Old Business**

None

**APPLICATIONS: New Business:**

**ZB982 – Greco – Block 39, Lot 10 – 401 County Route 537**

Application to construct an addition to dwelling, remove a portion of the detached garage and retain Quonset addition that was constructed without proper municipal approvals in the A-1 Zone. Variances are required for a side yard setback of 27.6' where 29.7' is required, a building separation of 15' where 20' is required, a detached garage first floor area of 2,577 s.f. where 900 s.f. is the maximum permitted, a detached garage total floor area of 2,577 s.f. where 1,200 s.f. is the maximum permitted, and a detached garage building volume of 29,151 cubic feet where 13,000 cubic feet is the maximum permitted.

Mr. Steib announced the applicant was scheduled last month however there was a problem with the notice that was placed in the newspaper. The applicant renoticed in the paper and the notice was acceptable. The application was accepted. Eight items were marked as exhibits – zoning review, application, Health Officer's comment, variance plan, architectural plans, Architectural Review Committee's comments, color variance plan and six color photos.

Michele Greco, applicant and Andrew Greco, applicant's father both sworn. Ms. Greco stated her engineer, Mr. Garito would be testifying on her behalf. A.J. Garito, Engineer – sworn. Mr. Garito explained the property is 1.875 acres on the north side of Route 537 across from Due Process. There is currently a dwelling and a barn with an attached Quonset hut and a 50' right-of-way that runs along the property line where the driveway is located that has been vacated. Ms. Greco purchased this property

in June, just prior to closing it was discovered the Quonset hut was constructed without municipal approval. While researching, it was discovered that it was constructed about 20 years ago. The current house is 1,300 s.f. and they are proposing a 2,200 s.f. 1 ½ story addition which brings the principal building coverage to 4.3%, well below the 6.6 that is the maximum permitted. The total lot coverage is 11.5% which is well below the maximum 20% that is permitted.

The Greco's stated they would like to keep the Quonset hut that does not have any electric, heat or water because it is in very good shape and is an open space with a high ceiling, a perfect place to keep their quads, snow mobiles, etc. If they are permitted to keep the structure they would like to change the appearance to match the house.

Open to the public. Camille Greco asked if the Quonset hut could be changed to look like a barn? Mr. Anfuso explained by changing the roof it may change the volume. If the volume was increase it would require a variance.

The Board felt this was a very unique structure however it is very large, larger than the house. There is a new development going in next to this property with smaller lots and it will be very visible. The Board thought the variance for the addition to the house was acceptable.

The applicant asked to amend their application to remove the portion of the garage and Quonset hut that was built without approval and retain just the three car garage along with the addition to the house. The Board conditioned their approval on the applicant demolishing the portion of the garage and Quonset hut prior to the issuance of building permits.

Motion to Approve the Application:

OFFER: Burry

SECOND: Karch

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

NEGATIVE: None

#### **ZB985 – Contreras – Block 16, Lot 33.10 – 22 Homestead Drive**

Application to construct a detached garage in the A-1 Zone. A variance is required to permit a side yard setback of 24' where 40' is required.

The application was accepted. Five items were marked as exhibits – zoning review, application, survey, elevation/floor plans and Health Officer's comments. Raymond Contreras, applicant and Robert Kaye, contractor – both sworn.

Mr. Contreras stated he wanted to construct a detached garage on the side of his property. He was restricted to the placement because of the elevation of the property as well as the location of the septic and well. The placement of the proposed garage lines up with the current driveway. The neighbor on that side of the property has their garage door facing this property.

Open to the public with no comments. Some Board members felt the garage was too close to the property line and the testimony did not justify the variance. Others felt the shape and slope of the property caused a hardship.

Motion to Approve the Application:

OFFER: Burke

SECOND: Burry

AFFIRMATIVE: Karch, Burke, Burry and Reisinger

NEGATIVE: Yodakis, Bennett and Florek

**DISCUSSION ITEMS:**

None

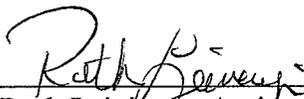
**EXECUTIVE SESSION**

None

**MOTION TO ADJOURN**

A motion was made by Ms. Burke at 9:20 p.m. to adjourn the meeting, seconded by Mr. Burry and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on January 18, 2018 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on February 15, 2018.

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