ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JULY 19, 2018 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 News Transcript and the Star Ledger, 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: Yodakis, Bennett, Burke, Burry, Florek, Reisinger and Sullivan

ABSENT: Karch and Farrell

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

Approval of Minutes:

Motion to Approve the June 21, 2018 Meeting Minutes:
OFFER: Burke
SECOND: Bennett
AFFIRMATIVE: Bennett, Burke and Reisinger
NEGATIVE: None

RESOLUTIONS:

ZB990 – Ganine Bonanno – Block 9.01, Lot 3 – 32 Blackbriar Drive
Memorialization of Resolution granting approval to install an inground pool in the A-1 Zone. Variances are required to permit a rear setback of 15.5' where 40' is required and a building separation of 17.6' where 20' is required.

Motion to Approve the Application:
OFFER: Burke
SECOND: Bennett
AFFIRMATIVE: Bennett, Burke and Reisinger
NEGATIVE: None

ZB993 – Shields – Block 52, Lot 4 – 14 Water Street
Memorialization of Resolution granting approval to retain a detached garage in the A-1 Zone. A variance is required to permit side yard setback of 26.17' where 29' is required.

Motion to Approve the Application:
OFFER: Reisinger
SECOND: Burke
AFFIRMATIVE: Bennett, Burke and Reisinger
NEGATIVE: None

ZB994 – Kubeck – Block 50, Lot 2.02 – 108 Hockhockson Road
Memorialization of Resolution granting approval to install piers and fence in the AG Zone. A variance is required to permit 7' piers and 6' fence where 4' is the maximum height permitted.

Motion to Approve the Application:
OFFER: Burke
SECOND: Reisinger
AFFIRMATIVE: Bennett, Burke and Reisinger
NEGATIVE: None

ZB995 – Greco – Block 39, Lot 10 – 401 Route 537
Memorialization of Resolution granting approval to modify the roofline and complete renovations to main house and modify roofline to detached accessory structure in the A-1 Zone. Variances are required to permit side yard setback of 27.6' where 29.7' is required for the house and a detached garage volume of 17,735 c.f. where 13,000 c.f. is the maximum permitted and 16,120 c.f. currently exist.

Motion to Approve the Application:
OFFER: Burke
SECOND: Reisinger
AFFIRMATIVE: Bennett, Burke and Reisinger
NEGATIVE: None

ADMINISTRATIVE ITEMS:

Stormwater Management Training

Mr. Anfuso reminded the Board there is a new requirement from the State that all Board members must receive Stormwater management training by July 1, 2018. There is a website that has a 45 minute video all members must watch and sign a certification that the Planning Office must keep on file. Those that did not watch the video were asked to watch the video and send the certification as soon as possible to the Planning Office so that we will be compliant.

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB996 – Mangan – Block 35, Lot 10 – 307 Laird Road
Application to construct shed dormers/additions to a single family dwelling in the AG Zone. Variances are required to permit a front setback of 85' where 212' is required, a side setback of 45' where 52' is required and a rear setback of 37.7' where 62' is required.

The application was accepted. Six items were marked as exhibits – zoning review, application, architectural plans, Health Officer's comments, Architectural Review Committee's comments and a blow up of the site plan.

Andrew Ball, Esq. represented the applicant. Mr. Ball explained the Mangan's were out of the country but if needed he could contact them via phone. The Mangan's purchased this property in March 2018 with plans to renovate the home. This current house is on 0.8 acres of land and the home is completely within the setbacks, anything they do to the home will require a variance.

Miquel Martin, Architect – sworn. Mr. Martin explained the property is irregular in shape with 245' along Laird Road and the reservoir on the remaining three sides. There are trees along the street that block the home from view. The variances they are seeking allow three dormers to be constructed. There will be interior renovations to the home however variances are not required for that work.

Open to the public with no comments. The Board felt the applicants had a hardship due to the unique shape of the property. They also felt the dormers enhanced the look of the home and were going on the existing house; not changing the footprint of the home.

Motion to Approve the Application:
OFFER: Burry
SECOND: Florek
AFFIRMATIVE: Yodakis, Bennett, Burke, Burry, Florek, Reisinger and Sullivan
NEGATIVE: None

ZB997 – Cutler – Block 13, Lot 43 – 30 Prothero Road
Application to construct an addition to an existing pool cabana in the A-1 Zone. Variances are required to permit a first floor area of 1,344 s.f. where 900 s.f. is required and a volume of 15,825 c.f. where 13,000 c.f. is the maximum permitted.

The application was accepted. Five items were marked as exhibits – zoning review, application, floor plans, Health Officer's report and Architectural Review Committee's comments.

Alan and Joyce Cutler, applicants – both sworn. The Cutler's stated they purchased this property in 2007. The home is a renovated small farmhouse with no extra rooms. They would like to add 444 s.f. to their existing pool house that is currently used as a recreation area for their son with a pool table, etc. Mrs. Cutler has recently started babysitting their grandchildren and finds it impossible to watch them in the house with no room for them to play. They thought the best option would be to add space to the cabana. They would be able to add a second story and comply with the ordinance however Mrs. Cutler finds the stairs difficult and prefers to keep the addition all on one level. They are only asking for the amount of square footage that would be allowed if the pool house were two levels. There will not be a kitchen or cooktop in the cabana.

The Board felt the cabana is proportionate to the property and the addition is to the back of the structure and cannot be seen from the street. The Board conditioned their approval that the cabana cannot be used as a dwelling or have a kitchen.

Motion to Approve the Application:
OFFER: Sullivan
SECOND: Burke
AFFIRMATIVE: Yodakis, Bennett, Burke, Burry, Florek, Reisinger and Sullivan
NEGATIVE: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Sullivan at 8:35 p.m. to adjourn the meeting, seconded by Ms. Burke and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on July 19, 2018 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on August 16, 2018.

Ruth Leininger

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