

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
SEPTEMBER 20, 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 News Transcript and the Star Ledger, and that a copy is on file in the office of the Township Clerk. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time. I further order that this public announcement be placed in the minutes of this meeting".

Roll Call

PRESENT: Karch, Bennett, Burke, Florek, Reisinger and Sullivan

ABSENT: Yodakis (excused), Burry (excused) and Farrell (excused)

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

Approval of Minutes:

Ms. Burke noted the minutes were missing the roll call approving ZB1000, Garwood. It will be added to the minutes.

Motion to Approve the August 16, 2018 Meeting Minutes as Amended:

OFFER: Florek

SECOND: Burke

AFFIRMATIVE: Karch, Bennett, Burke, Florek, Reisinger and Sullivan

NEGATIVE: None

RESOLUTIONS:

ZB992 – Paolucci – Block 21.07, Lot 3 – 265 Phalanx Road

Memorialization of Resolution granting approval to construct a front porch, second story additions and rear deck. Variances are required to permit a front setback of 11.6' where 75' is required and a side setback of 15.7' where 24' is required, a building coverage of 10.5% where 6.6% is the maximum permitted and a total lot coverage of 25.1% where 20% is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Florek

SECOND: Karch

AFFIRMATIVE: Karch, Bennett, Burke and Florek

NEGATIVE: None

ZB1000 – Garwood – Block 16, Lot 33.15 – 2 Homestead Drive

Memorialization of Resolution granting approval to install a 12' x 24' shed. A variance is required to permit a front yard setback of 133' where 150' is required and a side yard setback of 25' where 40' is required.

Motion to Memorialize the Resolution:

OFFER: Burke

SECOND: Karch

AFFIRMATIVE: Karch, Bennett, Burke, and Florek

NEGATIVE: None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB1001 – Scholze – Block 13, Lot1 – 68 Crine Road

Application to construct a 2nd story addition to an existing single family dwelling in the A-1 Zone. Variances are required to permit a front setback of 47' from Crine Road and 48' from Heulitt Road where 75' is required, a building coverage of 8.8% where 6.6% is the maximum permitted and a total lot coverage of 26.4% where 20% is the maximum permitted.

The application was accepted. Six items were marked as exhibits – zoning review, application, survey, architectural plans, Fire Marshall's review and Health Officer's comments.

Adam Scholze, applicant and Shawn Mallery, contractor – both sworn. The Scholze's recently purchased this abandoned house that is located on the roundabout that was constructed last year. The house is within the frontyard setback so any addition to the home would require a variance. They plan to take off the roof and expand the second story to enlarge the two existing bedrooms and add a bathroom. The entire house will be renovated, inside and out as well as adding shrubbery to buffer the property.

Open to the public with no comments. The Board agreed the house was very old and in disrepair. The small addition will not increase the footprint of the existing house which is on an undersized lot with two fronts, a hardship lot.

Motion to Approve the Application:

OFFER: Burke

SECOND: Sullivan

AFFIRMATIVE: Karch, Bennett, Burke, Florek, Reisinger and Sullivan

NEGATIVE: None

ZB1002 – Kostka – Block 9, Lot 36 – 75 Blackbriar Drive

Application to construct a front porch to an existing single family dwelling in the A-1 Zone. A variance is required to permit a front yard setback of 70' where 75' is required.

The application was accepted. Four items were marked as exhibits – zoning review, application, Health Officer's comments and architectural plans.

David Kostka, applicant – sworn. Mr. Kostka explained this home was built in 1973 and he purchased it in 1983. The front brick steps were never covered and the landing is very small, now the steps are now starting to break. While repairing the steps they would like to increase the size of the landing to allow you to open the door without having to step off the landing and add a roof to provide shelter from the weather. The size of the new porch is 7' x 11' and will remain open.

The Board felt the variance was diminimis stipulating the porch must remain open. They felt the new porch would be an improvement to the home.

Motion to Approve the Application:

OFFER: Florek

SECOND: Reisinger

AFFIRMATIVE: Karch, Bennett, Burke, Florek, Reisinger and Sullivan

NEGATIVE: None

DISCUSSION ITEMS:

None

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Florek at 8:25 p.m. to adjourn the meeting, seconded by Mr. Bennet and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on September 20, 2018 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on October 18, 2018.



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