

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
MARCH 21, 2019 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. 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: Yodakis, Bennett, Farrell, Florek, Reisinger, Taeschler and Lukowitz

ABSENT: Burke (excused) and Dnistrian (excused)

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

Approval of Minutes:

Motion to Approve the February 21, 2019 Meeting Minutes:

OFFER: Farrell

SECOND: Florek

AFFIRMATIVE: Yodakis, Bennett, Farrell, Florek, Reisinger and Taeschler

NEGATIVE: None

RESOLUTIONS:

ZB1006 – GK Distillery – Block 46, Lot 17.14 – 304 Route 34

Memorialization of Resolution granting approval to retain an externally illuminated façade sign. A variance is required to permit a 77.88 s.f. sign where 60 s.f. is the maximum permitted.

Motion to Memorialize the Resolution:

OFFER: Florek

SECOND: Farrell

AFFIRMATIVE: Yodakis, Farrell, Florek, Reisinger and Taeschler

NEGATIVE: None

ZB1007 – Phadke – Block 7.29, Lot 3 – 28 Laurelwood Drive

Memorialization of Resolution denying request to retain an existing chicken coop. A variance is required to permit the keeping of farm animals on a lot that is not farmland assessed.

Motion to Memorialize the Resolution:

OFFER: Farrell

SECOND: Reisinger

AFFIRMATIVE: Yodakis, Farrell and Reisinger

NEGATIVE: None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB984 – Colts Neck Car Wash – Block 48, Lot 6 – 297 Route 34

Application for Preliminary & Final Major Site Plan with Variances to construct a one conveyor full service car wash with three detail bays as well as construct a separate two story 5,920 s.f. office building.

The application was accepted. Seventeen items were marked as exhibits – Resolution Granting Use Variance, application including Description of Operations, Vacuum and Storage Tank Specifications, survey, NJDEP Wetland Plan, Preliminary and Final Major Site Plan, architectural elevations and floor plans, Operation Maintenance Manual, Stormwater Management Report, Phase 1 Environmental Assessment, Township Engineer’s review letter, Township Planner’s review letter, Mike Steib, Esq. memo to the Board, Fire Marshall’s comments, Environmental Commission’s review letter, Health Officer’s comments and a color rendering of the site plan.

Sal Alfieri, Esq. represented the applicant and reminded the Board this is a bifurcated application. The Board previously granted the Use Variance to allow the car wash and office building. The application in front of the Board this evening is for the layout of the property.

AJ Garito, Engineer – sworn. Mr. Garito explained this application follows the Use Variance plan very closely. The circulation is the same however a rain garden has been incorporated as suggested for the stormwater. They agree to comply with all comments from both the Township Engineer’s and Planner’s review letters. They are seeking variances because they are not providing the amount of landscaping that is required by ordinance however they feel the site has plenty of landscaping. They are also requesting a variance to allow three message board signs, each 32 s.f. as you enter into the car wash.

As you exit the car wash the applicant agreed to install a porkchop to limit the direction each lane can go. The office building will not be permitted to have medical because they are not providing enough parking to accommodate a medical use.

Open to the public with no comments. The majority of the Board felt this was a welcome addition to the town however some discussion ensued regarding the landscaping. The applicant agreed to work

with the town professionals and add additional landscaping and to soften the aesthetics of the large signs. The Board appreciated the applicant incorporating comments that were given at the time of Use Variance application.

Motion to Approve the Application:

OFFER: Reisinger

SECOND: Farrell

AFFIRMATIVE: Yodakis, Bennett, Farrell, Reisinger, Taeschler and Lukowitz

NEGATIVE: Florek

ABSTAIN: None

ZB1008 – Gaglio – Block 13, Lot 76 – 26 Westminster Drive

Application to construct additions and rehab a single family dwelling, detached garage and retain shed. Variances are required to permit a front setback of 77.5' where 87' is required, a rear setback of 39.3' where 62' is required, an accessory side setback of 5.2' where 40' is required and a total lot coverage of 24% where 20% is the maximum permitted.

The application was accepted. Seven items were marked as exhibits – zoning review, application, survey, floor plans, Health Officer's comments, Fire Marshall's comments, Architectural Review Committee's comments, map of survey showing scaled down driveway and a series of nine photos.

Michael Gaglio, applicant – sworn. Mr. Gaglio stated they purchased this property a few years ago and are now ready to renovate the home. Due to the topography of the property, irregular lot size and working with the existing home they went to an architect for guidance. While working with the existing house they wanted to put an addition out the rear and add a mason deck. They would also be adding a horseshoe driveway that increases the lot coverage as well as a detached garage.

The house is subject to the 90' rule that enhances the setbacks. The Board also noted a shed they are asking to retain is only five feet from the property line and felt it should be moved to comply.

Open to the public. Mark Hennessy, 24 Westminster Drive – sworn. Mr. Hennessy is the neighbor adjacent to the property on the side of the shed. Mr. Hennessy thought the plans aesthetically were great however he was concerned with the location of the existing shed and the high lot coverage.

The Board understood the configuration of the lot was a hardship however they had concerns with the excessive lot coverage. The applicant requested to carry the application so that he could meet with his professionals and try to meet the concerns of the Board. This application is carried to April 18, 2019 with no further notice.

DISCUSSION ITEMS:

None

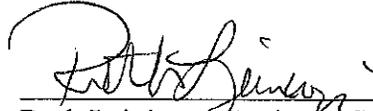
EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Florek at 10:20 p.m. to adjourn the meeting, seconded by Mr. Farrell and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on March 21, 2019 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on April 18, 2019.



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