

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
NOVEMBER 21, 2019 AT 8:00 P.M.**

Mr. Bennett 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: Bennett, Burke, Farrell, Reisinger, Taeschler, Lukowitz and Dnistrian

ABSENT: Yodakis (excused) and Florek (excused)

ALSO PRESENT: Mike Steib, Esq. and Ruth Leininger

Approval of Minutes:

Motion to Approve the October 17, 2019 Meeting Minutes:

OFFER: Lukowitz

SECOND: Dnistrian

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

NEGATIVE: None

RESOLUTIONS:

ZB1024 Yale – Block 33, Lot 4 – 57 Muhlenbrink Road

Memorialization of Resolution granting approval to construct an inground pool, detached garage, pergola and stoop in the A-1 Zone. Variances are required to permit a pool filter front setback of 94’ where 100’ is required, a garage side setback of 22.4’ where 50’ is required, garage rear setback of 14.5’ where 50’ is required, garage building separation of 16.3’ where 20’ is required, pergola side setback of 40’ where 50’ is required, pergola rear setback of 36’ where 50’ is required, pool rear setback of 14.5’ where 50’ is required, stoop and pool separation of 17’ where 20’ is required, terrace and pool separation of 9’ where 20’ is required and a detached garage volume of 11,000 c.f. where 8,000 c.f. is the maximum permitted. is required.

Motion to Memorialize the Resolution:

OFFER: Lukowitz

SECOND: Farrell

AFFIRMATIVE: Farrell, Reisinger, Taeschler, Lukowitz and Dnistrian

NEGATIVE: None

ZB1025 – Lubniewski – Block 39.01, Lot 8 – 104 Galloping Hill Road

Memorialization of Resolution granting approval to install a generator in the A-1 Zone. A variance is required to permit a side setback of 25' where 40' is required.

Motion to Memorialize the Resolution:

OFFER: Taeschler

SECOND: Dnistrian

AFFIRMATIVE: Bennett, Farrell, Reisinger, Taeschler and Dnistrian

NEGATIVE: None

ADMINISTRATIVE:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

None

DISCUSSION ITEMS:

The Board discussed the only application they denied in 2019 was a use variance to permit chickens on a residential property. The Board had mixed feelings on the application and felt this is something that many municipalities are dealing with and amending ordinances. The consensus was to add a recommendation to the 2019 Zoning Board of Adjustment Annual Report to encourage the Township Committee to discuss this issue.

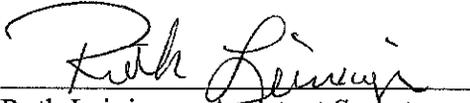
EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Dnistrian at 8:10 p.m. to adjourn the meeting, seconded by Mr. Reisinger and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on November 21, 2019 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on December 19, 2019.


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