

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
DECEMBER 19, 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), Farrell (excused) and Lukowitz (excused)

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

Approval of Minutes:

Motion to Approve the November 21, 2019 Meeting Minutes:

OFFER: Taeschler

SECOND: Reisinger

AFFIRMATIVE: Bennett, Burke, Reisinger, Taeschler and Dnistrian

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE:

Review 2020 Meeting Dates and Adopt January Meeting Date

The Board reviewed the proposed meeting dates for 2020 that will be adopted at reorganization. The Board adopted January 16, 2020 for their Reorganization and Regular Zoning Board meeting.

Motion to Approve January 16, 2020 as Reorganization:

OFFER: Taeschler

SECOND: Dnistrian

AFFIRMATIVE: Bennett, Burke, Florek, Reisinger, Taeschler and Dnistrian

NEGATIVE: None

Appoint Nominating Committee

The Chairman asked Mr. Taeschler and Mr. Dnistrian to review the eligibility and rotation of the Board members for Chairman and Vice Chairman at reorganization.

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB1027 – Chubb – Block 39, Lot 1 – 365 Route 537

Application to construct a horse barn in the AG Zone. A variance is required to permit a side setback of 42.25' where 100' is required and a total lot coverage of 10.3% where 10% is the maximum permitted.

The Board accepted the application. Nine items were marked as exhibits – zoning review, application, variance plan, floor plans, Health Officer's comments, Fire Marshall's comments, Architectural Review Committee's comments, color rendering of variance plan and six photo's.

Gary Chubb, applicant and A.J. Garito, Engineer – both sworn. Mr. Garito explained the applicant wants to construct a 24' x 32' pole barn on his property. The property has Yellow Brook on three sides of the property which minimizes where the barn can be located. The side where they are seeking a variance of 42.25' where 100' is required abuts Normandy Road. They have already applied to the DEP for a Flood Hazard Permit and are anticipating an approval. The house is setback and screened from Route 537, you can not see it from the street.

Open to the public with no comments. The Board felt granting a variance to be closer to Normandy Road would not be an impact to anyone and was happy to promote equine.

Motion to Approve the Application:

OFFER: Florek

SECOND: Burke

AFFIRMATIVE: Bennett, Burke, Florek, Reisinger, Taeschler and Dnistrian

NEGATIVE: None

ZB1026 – The Main Event – Block 11, Lot 6 – 118 Crine Road

Application for Use Variance and Minor Site Plan Approval for deviations to Application ZB910.

Mr. Steib, Esq. explained the attorney for the applicant sent a request to carry this application to the January agenda. Mr. Steib reviewed service and found it to be acceptable. This application is carried to the January 16, 2020 meeting with no further notice.

DISCUSSION ITEMS:

Review 2019 Annual Report

Mr. Anfuso reviewed an updated Draft Annual Report for 2019 that he had prepared. The Board wanted two recommendations removed from the report that had been recommended for several years. Mr. Anfuso stated he will remove the two items and update the statistics to include the results from the application that was discussed this evening and the report will be placed on the January 16, 2020 agenda to be approved by the Board.

Mr. Bennett stated it was his pleasure to serve his town for the past 30 years, however his life is very full therefore he was resigning. Ms. Burke and Mr. Florek both stated they were stepping down as well.

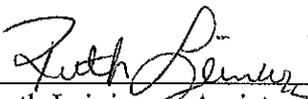
EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Florek at 8:30 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 December 19, 2019 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on January 16, 2020.



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