

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JUNE 18, 2020 AT 7:00 P.M.**

Mr. Farrell 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 Asbury Park Press, 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.

Further, on June 10, 2020 notice was provided to The Asbury Park Press and News Transcript that in order to comply with Executive Order 104 from the Governor of the State of New Jersey, this meeting would be held virtually with log-in information and telephonic numbers for call-in being provided via the Township website."

Roll Call

PRESENT: Farrell, Taeschler, Buzzetta, Dnistrian, Lukowitz, Mahoney, Reisinger, Nicoletta and Maguire

ABSENT: None

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

Approval of Minutes:

Motion to Approve the May 21, 2020 Meeting Minutes:

OFFER: Dnistrian

SECOND: Mahoney

AFFIRMATIVE: Farrell, Taeschler, Buzzetta, Dnistrian, Lukowitz, Mahoney and Reisinger

NEGATIVE: None

RESOLUTIONS:

None

ADMINISTRATIVE ITEMS:

None

APPLICATIONS: Old Business

None

APPLICATIONS: New Business:

ZB1031 – Racioppo – Block 29, Lot 14.03 – 4 Shady Tree Lane

Application to construct a detached garage in the A-1 Zone. A variance is required to permit a front yard setback of 120' where 100' is required. Time limit waived.

Mr. Steib, Esq. explained we received correspondence from the applicant requesting to carry this application to the July meeting. This application is carried to the July 16, 2020 meeting with no further notice.

ZB1029 – Stivala – Block 35, Lot 18 – 195 Normandy Road

Application to construct an addition to a single family dwelling in the A-1 Zone. Variances are required to permit a front yard setback of 21' where 75' is required, a side yard setback of 24.5' where 50' is required and the issuance of a Building Permit to a lot that does not front on a public street.

The application was accepted. Eleven items were marked as exhibits – zoning review, application, variance plan, Health Officer's comments, Fire Marshall's comments and six photos of the property.

Evan Stivala, applicant – sworn. Mr. Stivala stated he was the owner of the property and wanted his engineer, Mr. Garito, to explain the application to the Board.

A.J. Garito, Engineer – sworn. Mr. Garito explained the property is west of Lakeside Avenue on Normandy Road, which a Navy Road. The property fronts on the reservoir and is 1.6 acres with a small old dwelling in disrepair. Mr. Stivala purchased this property less than a year ago and would like to construct a modest addition as well as repairs to the existing dwelling to make the home more livable.

Mr. Anfuso noted the variance for the side setback should be 24.5' since the addition was a second story going over the existing house. Mr. Garito concurred and the application was amended. Mr. Garito also showed a portion of the existing driveway was not on Mr. Stivala's property and stated if this application is approved it would be removed. Mr. Anfuso recommended it be removed prior to the issuance of any building permits.

Open to the public with no comments. The Board felt the property was in a remote location and felt the addition was very modest and would not have any negative impact on the neighborhood. The addition is an improvement and blends well with the neighborhood.

The Board conditioned their approval on the driveway that is not on Lot 18 be removed prior to construction permits being issued.

Motion to Approve the Application:

OFFER: Reisinger

SECOND: Taeschler

AFFIRMATIVE: Farrell, Taeschler, Buzzetta, Dnistrian, Lukowitz, Mahoney and Reisinger

NEGATIVE: None

DISCUSSION ITEMS:

None

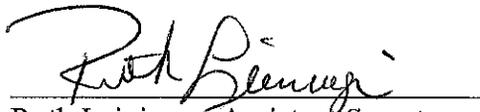
EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Reisinger at 7:35 p.m. to adjourn the meeting, seconded by Mr. Taeschler and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on June 18, 2020 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on July 16, 2020.



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