ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JULY 16, 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 July 2, 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 (10 minutes late), Reisinger (5 minutes late) and Maguire

ABSENT: Nicoletta (excused)

ALSO PRESENT: Timothy Anfuso, P.P., Matthew Kalwinsky, Esq. and Ruth Leininger

Approval of Minutes:

Motion to Approve the June 18, 2020 Meeting Minutes:
OFFER: Dnistrian
SECOND: Lukowitz
AFFIRMATIVE: Farrell, Taeschler, Buzzetta, Dnistrian, Lukowitz and Maguire
NEGATIVE: None

RESOLUTIONS:

ZB1029 – Stivala – Block 35, Lot 18 – 195 Normandy Road
Memorialization of Resolution 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.

Motion to Memorialize the Resolution:
OFFER: Maguire
SECOND: Dnistrian
AFFIRMATIVE: Farrell, Taeschler, Buzzetta, Dnistrian, Lukowitz and Maguire
NEGATIVE: 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 side yard setback of 30' where 40' is required.

Mr. Anfuso explained we received correspondence from the applicant requesting to carry this application to the August meeting. This application is carried to the August 20, 2020 meeting with no further notice.

ZB1034 – Tosato – Block 30, Lot 3 – 40 New Street
Application to construct an addition to a single family dwelling in A-3 Zone. Variances are required to permit a front setback of 38' where 75' is required and 34' exists, a side setback of 7.4' where 15' is required and 7.4' and 10.9' currently exists and building coverage where 7.1% where 6.6% is the maximum permitted.

Mr. Anfuso stated the applicant did not notice correctly, therefore this applicant is rescheduled to August 20, 2020 and will renotice.

ZB1035 – Ciniglia – Block 7.26, Lot 20 – 12 Fox Hedge Road
Application to construct a wood deck on a single family dwelling in the A-1 Zone. A variance is required to permit a building separation of 14' where 20' is required. Time to November 10, 2020

The Board accepted the application. Seven items were marked as exhibits – application, partial copy of survey, construction drawing, Zoning Review, Fire Marshall's comments, Health Officer's comments and Architectural Review Committee's comments.

Jennifer and Louis Ciniglia, applicants – both sworn. Mr. Ciniglia explained they would like to construct a deck in the rear of their home. Currently there is not a deck, only steps going down. The

deck will make it more convenient to walk out and will be the same elevation as the enclosed porch. The deck will remain open and the enclosed porch will remain enclosed. The property also backs up to green acres.

Open to the public with no comments. The Board felt this was a reasonable request with no impact to surrounding properties. However, the Board was hesitant because the Fire Marshall asked questions in his review but never gave an approval. The Board conditioned their approval on the Fire Marshall not having an issue with the separation of 14' between the pool and the deck.

Motion to Approve the Application:
OFFER: Taeschler
SECOND: Reisinger
AFFIRMATIVE: Farrell, Taeschler, Buzzetta, Dnistrian, Lukowitz, Mahoney and Reisinger
NEGATIVE: None

DISCUSSION ITEMS:

Mr. Anfuso reminded the Board that there is a Stormwater Management training course that all new members must take. Each year there is a DEP certification that he must sign stating all Board members have taken the course. He asked that all complete the training and send the certification as soon as possible.

EXECUTIVE SESSION

None

MOTION TO ADJOURN

A motion was made by Mr. Reisinger at 7:30 p.m. to adjourn the meeting, seconded by Mr. Dnistrian and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on July 16, 2020 adopted by the Board of Adjustment of the Township of Colts Neck at its meeting held on August 20, 2020.

Ruth Leininger

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