ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
October 17, 2024 AT 7:00 P.M.

Mr. Reisinger 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 a copy of said Notice to the Asbury Park Press 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 times. I further order that this public announcement be placed in the minutes of this meeting.

Salute to the Flag:

Roll Call:

PRESENT: Reisinger, Buzzetta, Dnistrian, Mahoney, Nicoletta, and Maguire

ABSENT: Farrell (excused), Kornbluh (excused), and Yodakis (excused)

ALSO PRESENT: Timothy Anfuso, P.P., and Michael B. Steib, Esq.

APPROVAL OF MINUTES:

Motion to approve the September 19, 2024, Meeting Minutes:

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Buzzetta, and Nicoletta
NEGATIVE:	None

RESOLUTIONS:

ZB2035 Ivy League Farm/Morgan II – Block 10, Lot 2.02 – 14 Princeton Ln
Memorialization of a Resolution granting approval to demolish house and construct a new house and detached garage in the AG Zone. A variance is required to allow a house front setback of 284.26 feet where 306.7 feet is required.

Motion to Memorialize the Resolution

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Buzzetta, and Nicoletta

NEGATIVE: None

ZB2036 Fedele – Block 7.13, Lot 6 – 25 Spring Garden Way
Memorialization of a Resolution granting approval to construct a rear porch and deck in the A-2 Zone. A variance is required to allow a side setback of 28.8 feet where 40 feet is required and 27.6 feet currently exists. Section 102-64F allows additions to nonconforming structures as long as the addition complies.

Motion to Memorialize the Resolution
OFFER: Buzzetta
SECOND: Nicoletta
AFFIRMATIVE: Reisinger, Buzzetta, and Nicoletta
NEGATIVE: None

ZB2037 Amato – Block 8, Lot 31 – 3 Tory Court
Memorialization of a Resolution granting approval to retain an 11.5' x 16.5' shed in the A-1 Zone. A variance is required to allow an accessory rear setback of 30.9 feet where forty feet is required.

Motion to Memorialize the Resolution
OFFER: Buzzetta
SECOND: Nicoletta
AFFIRMATIVE: Reisinger, Buzzetta, and Nicoletta
NEGATIVE: None

APPLICATIONS: New Business:

ZB2040 Camerer – Block 16, Lot 53.27 – 8 Old Stable Way
Application to remove patio and renovate cabana built without approvals, add patio and lighting, and renovate pool in the A-1 Zone. Variances are required to allow an accessory rear setback of 14 feet where 15 feet is required; to allow a building separation for the porch/cabana of 12 feet where 20 feet is required; to allow a building separation for the porch/pool of 17 feet where 20 feet is required; and to allow a total lot coverage of 24.3% where 20% is the maximum and 25.2% currently exists. Time to January 22, 2025

The following items were marked as exhibited.
1. Zoning review dated 09.16.24
2. Architectural plans dated 06.06.24
3. Application dated 09.20.24
4. Pavilion architectural plans 01.24.24
5. Aerial photograph of subject property, undated
6. Fire Council Report dated 09.27.24
7. Health Officer Report dated 09.24.24

Tim Anfuso and Erik Camerer, the applicant, were sworn.

Mr. Camerer stated that he purchased the property in August 2023. He believed the backyard improvements were done with appropriate permits as they were in place when he purchased the property. Mr. Camerer estimates the updates were done about 15-20 years ago. His plan is to renovate and modernize the backyard.

Kevin Schelly, P.E., was sworn. He presented two additional exhibits.

8. Side by side aerial view of the current backyard dated 10.17.24 and a color rendering of the proposed improvements
9. Handout of the 8 sheets of the architectural plans

Mr. Schelly discussed the variance requests, specifically noting they will be reducing the current lot coverage, although it will still exceed the limit. He stated they worked at reducing the coverage to come as close to 20% as possible.

Mr. Anfuso advised the Board that the pool was constructed one foot closer to the rear property line than was approved. Mr. Reisinger was concerned about access for emergency vehicles between the cabana and the home. The Board members were more concerned about the lot coverage than the setbacks. Mr. Reisinger presented two options for the applicant, as it looked as if the Board was leaning to vote against the application as presented. He suggested they could carry the application to a further date and use that time to edit the plans to be more amenable to the wishes of the Board, or they could ask for a vote and run the risk of being denied. If denied, they would have to start the whole application process all over again. The applicant opted to carry the application until December 12, 2024. No additional notice was required. Mr. Anfuso required the updated plans to be submitted to his office at least two weeks prior to the December meeting.

ZB2041 Cappelleri – Block 35.05 Lot 17 – 48 Woodhollow Road

Application to construct an 8.3-foot by 9.8-foot front porch and a 16.87-foot by 23-foot rear porch in the A-1 Zone. This existing undersized lot calls for reduced setbacks. Variances are required to allow a front setback of 69.5 feet where 75 feet is required and 77.8 feet exists; to allow a building separation of 10 feet where 20 is required; and to allow a building coverage of 7.33% coverage where 6.6% is the maximum and 6.15% exists. Time to January 28, 2025

Ms. Buzzetta recused herself from this application.

The following items were marked as exhibited.

1. Zoning Review dated 08.02.24
2. Application dated 09.25.24
3. Architectural plans dated 06.04.24
4. Survey
5. Aerial view of subject property, undated
6. Fire Council Report dated 10.04.24
7. Health Officer's Report dated 10.01.24

Lynn and Philip Cappelleri appeared on their own behalf. The applicants and Tim Anfuso were sworn. Mrs. Cappelleri described their home as a saltbox in need of a covered porch to protect

the front door. The existing backyard arbor was installed by a previous owner without approval and is now falling apart. The proposed replacement will have open sides and a covered roof for shade. The Board was concerned about the excessive building coverage while also acknowledging it is a small lot. Mr. Reisinger asked to have the condition that neither porch could ever be enclosed as a deed restriction.

Mrs. Cappelleri noted the Board's concern with building separation for emergency vehicles regarding the previous application and advised them that there is ample access to the home from the right side of the property through a double entry gate. Board members were pleased to hear this.

The applicants were given the option to take some time to reconsider the building coverage or ask for a vote which may not go in their favor. They opted to carry the application until November 21, 2024 without the need to renotice. Mr. Anfuso offered some ideas on how to reduce the coverage.

MOTION TO ADJOURN

A motion was made at 7:49 p.m. to adjourn the meeting, and unanimously carried.

I hereby certify that the above is a true and exact copy of the meeting minutes for the meeting conducted on October 17, 2024, adopted by the Board of Adjustment of Colts Neck Township at its meeting held on November 21, 2024.

Joni VanNest, Secretary
Zoning Board of Adjustment of
Colts Neck Township