ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
SEPTEMBER 19, 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, Farrell, Buzzetta, Nicoletta, and Yodakis

ABSENT: Dnistrian (excused), Maguire (excused), Mahoney(excused), and Kornbluh (excused)

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

APPROVAL OF MINUTES:

Motion to approve the August 15, 2024, Meeting Minutes:

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

RESOLUTIONS:

ZB2030 Pisano – Block 7.31 Lot 1.30 – 5 Concord Court
Memorialization of a Resolution granting approval to relocate existing pool cabana in the A-1 Zone (cluster). Variances are required to allow a rear yard setback of 5 feet where 15 feet is required and zero feet currently exists; and to allow a total lot coverage of 24.4% where 20% is the maximum permitted and 25.1% exits.

Motion to Memorialize the Resolution:

OFFER:	Buzzetta
SECOND:	Resisinger
AFFIRMATIVE:	Reisinger, Buzzetta, and Yodakis
NEGATIVE:	None

ADMINISTRATIVE

None

APPLICATIONS: OLD BUSINESS

None

APPLICATIONS: New Business:

ZB2035 Ivy League Farm/Morgan II – Block 10, Lot 2.02 – 14 Princeton Ln
Application 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. Time to December 6, 2024

The following items were marked as exhibited.

1. Zoning Review dated 08.07.24
2. Variance Application dated 07.30.24
3. Variance Plan dated 07.29.24
4. Aerial photo of subject property, undated
5. Architectural Review Committee Report dated 09.10.24
6. Fire Council Report dated 08.08.24
7. Health Officer's Report dated 08.08.24
8. Architectural Elevations and Floor Plans dated 07.30.24

Richard Pepsney, Esquire, spoke on behalf of the applicant. AJ Garito, P.E., was sworn. Mr. Garito advised the Board that this is a new application for the house and garage, the same having been withdrawn at a previous meeting. In order to bring the home and garage further into compliance than the previous application, the home orientation was rotated slightly, and one garage wing was detached from the main home. This eliminated the previously requested side and rear variances. The only variance in this request is for the front yard setback. He noted the updated plans include a double row of white pines for screening and also explained the sight lines from the homes on Partridge Lane to the rear.

Keith Mazurek was sworn. He also described the updates to the house/garage plans.

Board members appreciated the effort made by the applicant to reduce the number of variances requested.

Mr. Anfuso listed the following conditions of approval.

1. Need a grading and drainage plan
2. Need building height calculations
3. Need Township Engineer's grading and drainage approval
4. Demolition Permit required for the removal of the existing dwelling prior to the issuance of a Building Permit

Motion to Approve the Application:

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

ZB2036 Fedele – Block 7.13, Lot 6 – 25 Spring Garden Way

Application 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. Time to December 17, 2024

The following items were marked as exhibited.

1. Zoning Review dated 08.15.24
2. Variance Application dated 08.14.24
3. Architectural Plans dated 05.21.24
4. Site Plan
5. Aerial photo of subject property, undated
6. Fire Council Report dated 08.20.24
7. Health Officer's Report dated 08.16.24

The applicant, Vincent Fedele, was sworn. He stated that he wants to replace the current non-conforming deck with a new deck that is covered but not enclosed. Mr. Anfuso, was sworn. He noted this is a corner lot and has two front yards and two side yards. He also stated that the new porch will be slightly bigger than the existing deck and will be rotated 90 degrees in order to be closer to the pool.

There were no questions for the applicant. Mr. Reisinger stated he believed the applicant was making a bad situation better.

As conditions of approval, the applicant can never enclose the porch and the outdoor grill which will be hooked up to a gas line must be mobile. If it is to be permanent, then it must be located 20 feet from the house.

Motion to Approve the Application:

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

ZB2037 Amato – Block 8, Lot 31 – 3 Tory Court
Application 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. Time to December 26, 2024

The following items were marked as exhibited.

1. Zoning Review dated 07.24.24
2. Variance Application dated 08.22.24
3. As-built Survey dated 07.09.24
4. Aerial photo of the subject property, undated
5. Architectural Review Committee dated 09.10.24
6. Fire Council Report dated 08.28.24
7. Health Officer's Report dated 08.28.24
8. Hand drawn sketch of shed

Dante Alfieri, Esquire, appeared on behalf of the applicant. He added four photos to the exhibits, marked as items 9A through 9D. The applicant, Joseph Amato, was sworn. He testified that there used to be a two-story barn in the yard that came down in a storm. He replaced it with a smaller shed not knowing he needed zoning approval. It is on a bed of gravel and holds pool equipment and yard items and has no gas or electricity. It is 14 feet from the pool. He located it so that it wouldn't be over the septic and wouldn't be out past the line of the home and an eyesore to the neighborhood.

The applicant's closest neighbor, from 7 Tory Court, was sworn and stated he has no problems with the application.

The Board did not have a problem with the application and there were no conditions of approval.

Motion to Approve the Application:

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

EXECUTIVE SESSION

Narrative/None

MOTION TO ADJOURN

A motion was made at 7:39 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 September 19, 2024, adopted by the Board of Adjustment of Colts Neck Township at its meeting held on October 17, 2024.

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