COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
January 15, 2026, at 7:00 pm
1 Veterans Way, Colts Neck Township

Call to Order
Sunshine Law Notice
Salute to the Flag
Roll Call
Excused Absence Poll
Reorganization
Meeting Minutes – September 18, 2025 & October 16, 2025

Resolutions

1. **ZB2052 DellAnno – Block 46; Lot 1.01 – 39 Brentwood Drive South**
   Memorialization of Resolution granting approval to remove shed and construct an accessory storage structure (30'x40') in the AG zone. Variances are required to permit proposed front setback of 110' where 150' is required.

2. **ZB2060 Sweeney – Block 16; Lot 33.23 – 1 Shadow Brook Drive**
   Memorialization of Resolution granting approval to remove sunroom and construct a proposed 545 square foot two story addition to the northerly side of the existing dwelling in the A-1 zone. Variances are required to permit a proposed front setback of 98' where 125' is required from Prothero Road and front setback of 83.4' where 95' is required from Shadow Brook Drive.

3. **ZB2061 McCollum – Block 29; Lot 5 – 2 Pond View Drive**
   Memorialization of Resolution granting approval to construct 884 square foot detached garage in the A-1 zone. Variances are required to permit a front setback of 135' where 150' is required.

4. **ZB2054 Michel – Block 12, Lot 12 – 50 Cedar Drive**
   Memorialization of Resolution dismissing the application without prejudice to construct detached garage. Variances are required to construct a 1,756 square foot total floor area where 1,200 square feet is maximum permitted, proposed building volume of 20,000 cubic feet where 13,000 cubic feet is maximum permitted, a building height of 26.5' where 25' is maximum permitted and a total lot coverage of 23% where 20% is the maximum permitted

5. **ZB2063 Rodriguez – Block 16; Lot 41 – 10 Old Farm Road**
   Memorialization of Resolution granting approval to construct a two-story 24.67' x 28.9' garage attached to north side of dwelling in the A-1 zone. Variances are required to permit a proposed principal front setback of 64' where 75' is required and proposed principal side setback of 24.8' where 48.79' is required

Administrative

None.

Old Business

1. **ZB2038 Source – Block 46, Lot 17.13- 300 Route 34**
   Application for a Use Variance and Preliminary and Final Major Site Plan approval. The applicant proposes to retain an outdoor seating area with 8 seats and a retaining wall installed without proper municipal approval. The applicant also proposes a new 30'x40' pavilion to cover eight picnic tables as well as expanding the parking facility by eight stalls. The subject tract is zoned B-1, Business and the existing brewery is not a permitted use. Time to February 28, 2026.

2. **ZB2056 DeCarolis – Block 7.13, Lot 3 – 12 Provincial Place**
   Application to construct a 16' x 16' gazebo in the A-2 zone. Variances are required to permit a 3-foot building separation where 20 feet is required. Time to January 13, 2026.

3. **ZB2059 Statile – Block 32; Lot 1 – 2 Phalanx Road**
   Application to construct 2nd story addition to a non-conforming building in the AG zone. Variances are required to permit a proposed front setback of 127' where 200' is required and 127' currently exists and proposed side setback of 14.5' where 40' is required and 14.5' exists. Time to January 27, 2026.

New Business

1. **ZB2062 Kane – Block 16, Lot 9 – 85 Hevers Mill Road**
   Application to construct a one-story kitchen addition to side and rear of house in the A-1 zone. Variances are required for expansion of a non-conforming use. The property contains two single-family dwellings where only one dwelling is permitted. Time to March 12, 2026.

2. **ZB2064 Callery – Block 38, Lot 7 – 250 Swimming River Road**
   Application to construct 22' by 31.8' second story addition in the A-3 zone. Variances are required to permit a proposed front setback of 56' where 75' is required and 29' currently exists, proposed side setback of 5.9' where 30' is required and 5.9' currently exists, proposed building coverage of 8.24% where 6.6% is the maximum permitted and 8.24% currently exists, and a proposed issuance of a building permit for a lot that does not front on an improved municipal street. Time to March 25, 2026.

3. **ZB2065 Puterman – Block 34, Lot 16.16 – 54 Orchard Lane**
   Application to construct a two story single family dwelling with basement, garage, porch, car port, circular driveway consisting of asphalt/concrete/paver, an in-ground pool with a porous pool deck, cabana & storage building, a 4 ft high fence, porous walkway and retaining wall in the A-1 zone. Variances are required to permit a proposed front setback of 50' where 78' is required, proposed building coverage of 7.5% where 6% maximum is permitted, proposed total lot coverage

of 22.4% where 20% maximum is permitted, and a proposed cabana footprint of 990 square feet where 900 square feet is the maximum permitted. Time to April 2, 2026.

Discussion

2025 Annual Report

Executive Session

N/A

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be February 19, 2026 at 7:00 pm
1 Veterans Way, Colts Neck Township

COLTS NECK TOWNSHIP
Zoning Board of Adjustment
2026 Reorganization Meeting Agenda
January 15, 2026, at 7:00 pm
1 Veterans Way, Colts Neck Township

I. Nominating Committee Report

a. Motion to appoint Jeff Reisinger as Zoning Board of Adjustment Chairman:

OFFER:	Dnistrian
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None.

b. Motion to appoint Robert Farrell as Zoning Board of Adjustment Vice-Chairman:

OFFER:	Reisinger
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None.

c. Motion to appoint Krista Hill-Kane as Zoning Board of Adjustment Secretary:

OFFER:	Reisinger
SECOND:	Buzzetta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None.

II. Approval of Zoning Board Meeting Dates

February 19, 2026	August 20, 2026
March 19, 2026	September 17, 2026
April 16, 2026	October 15, 2026
May 21, 2026	November 12, 2026* Second Thursday
June 18, 2026	December 10, 2026* Second Thursday
July 16, 2026	January 21, 2027 Reorganization/Regular Meeting

Motion to approve 2026 Zoning Board of Adjustment Meeting Dates:

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None.

III. Appointment and Memorialization of Resolution for Board Official Newspapers
   a) Asbury Park Press
   b) Two River Times

Motion to appoint and memorialize Asbury Park Press and Two River Times as the Zoning Board of Adjustment Official Newspapers:

OFFER:	Reisinger
SECOND:	Farrell
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None

IV. Zoning Board Chairman Appointment
   - Long Range Planning – Farrell and Reisinger

Motion to approve the appointments of Robert Farrell and Jeff Reisinger to the Long Range Planning Committee:

OFFER:	Reisinger
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None

V. Appointment and Memorialization of Resolutions for Board Professionals

a) Motion to appoint and memorialize Glenn Gerken, P.E. as Zoning Board of Adjustment Board Engineer:.

OFFER:	Reisinger
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None.

b.) Motion to appoint and memorialize Michael B. Steib, Esq. as Zoning Board of Adjustment Attorney:

OFFER:	Reisinger
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None.