COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
December 11, 2025, 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

Resolutions

1. **ZB2052 DellAnno – Block 46; Lot 1.01 – 39 Brentwood Drive South**
   Memorialization of Resolution 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 and building volume of 21,696 cubic feet where 20,000 cubic feet is maximum permitted.

2. **ZB2060 Sweeney – Block 16; Lot 33.23 – 1 Shadow Brook Drive**
   Memorialization of Resolution 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 to construct 884 square foot detached garage in the A-1 zone. Variances are required to permit a setback of 135' where 150' is required.

Administrative

1. **Annual Report Discussion**

2. **2026 Meeting Dates**

Old Business

1. **ZB2054 Michel – Block 12, Lot 12 – 50 Cedar Drive**
   Application 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. Time to January 13, 2026.

2. **ZB2057 – Fiore - Block 7, Lot 7.05 – 17 Colts Gait Lane**
   Application to retain reconstructed barn in the AG zone. Variances are required to permit a side setback of 57' where 100 feet is required. Time to December 25, 2025.

3. **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.

4. **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.

New Business

1. **ZB2059 Statile – Block 32; Lot 1 – 3 Westminster Drive**
   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.

2. **ZB2063 Rodriguez – Block 16; Lot 41 – 10 Old Farm Road**
   Application 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. Time to March 12, 2026.

Discussion

None

Executive Session

None

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be January 15, 2026, at 7:00 pm
1 Veterans Way, Colts Neck Township