ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
DECEMBER 11, 2025, 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 Two River Times 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, Maguire, Mahoney, Kornbluh, Yodakis
ABSENT:	Farrell, Buzzetta, Dnistrian, Nicoletta
ALSO PRESENT:	Tim Anfuso, PP; Michael Steib, Esq.

APPROVAL OF MINUTES:

None.

RESOLUTIONS:

None.

ADMINISTRATIVE ITEMS:

1. Annual Report Discussion

Mr. Anfuso discussed the annual report drafted to reflect the Board's discussions of 2025. The Board heard 15 applications; 12 were approved and 3 were denied. Historically the Board tends to hear closer to 25-30 applications. A-1 and A-1 Cluster are the most common application locations which reflect historical trends. The most common application type were for additions followed by detached garages and inground pools as second most common type.

Mr. Anfuso noted in 2025 one use variance was heard which is typical and the 90-foot rule held 2 applications which was slightly lower than historical. There were zero applications for both 6% building coverage and 6.6% building coverage which is below the Board's historical average. Three applications involved total lot coverage and three applications involved

construction without proper municipal approvals, both align with historical averages. There were no applications relevant to building height variance relief which has historically held for the last 9 years across review.

Mr. Anfuso broke down the approvals noting that of the 12 applications approved, 9 were approved as submitted and 3 were approved after modifications.

Additionally, a note was captured regarding the Board's request and recommendation for the Fire Official to seriously review applications, especially those regarding separation rules, and provide guidance for the Board's consideration.

The Board noted adding a capture for the separation may show the relevance for the need for Fire comment. Mr. Anfuso noted he would replace the building height notation with a capture for the 20' building separation applications.

The Board also noted value in a capture of applications where there was arbitration between the applicant and the Board which resulted in the application being approved with conditions to minimize potential adverse impacts due to the collaborative nature of the discussion with the Board and applicants.

2. 2026 Meeting Dates

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

APPLICATIONS: 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.

Mr. Steib noted the applicant had requested to dismiss the application without prejudice as they would not be moving forward with the request.

Motion to dismiss application ZB2054 without prejudice:

OFFER:	Kornbluh
SECOND:	Mahoney
AFFIRMATIVE:	Reisinger, Maguire, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

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.

Mr. Steib noted the applicant has requested to be carried to February 19th, 2026 with no further noticing required. The Board will grant the request with an extension of time through March 31st, 2026, from the applicant.

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.

Mr. Steib noted the applicant has requested to be carried to January 15, 2026 and the Board agreed.

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.

Mr. Kornbluh recused himself from the application.

Mr. Steib noted that the applicant, Mr. DeCarolis was previously under oath and that oath continues. A supplemental notation was received from the Fire official and entered into evidence as A-9.

Mr. DeCarolis noted he spoke with the Fire Office on this issue due to the concerns of the Board. There are no placings for the gazebo that work with the deck and are cost effective given the structural considerations.

Chairman Reisinger reminded Mr. DeCarolis that with the absences from the meeting he would need all voting members to vote in favor of the application. Mr. Anfuso was sworn in and asked if the gazebo was connected to the home if it would require a variance. Mr. Anfuso noted it would not be from a setback perspective, but it may if it exceeded 6.6% building coverage.

The Board collectively noted the ordinance exists in part due to fire code, however there are concerns with the amount of separation distance applications that go before the Board and allowing this with no noted hardship is not the precedent they would like to set.

Chairman Reisinger reminded the applicant that a majority would be required and he has heard from the present Board members, the applicant requested to hold a vote at a later date with more members present. The application is carried to January 15, 2026 and no further noticing and Mr. DeCarolis approved an extension of time through February 28, 2026.

APPLICATIONS: 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.

Mr. Steib reviewed the application and service is in order to hear the application.

Motion to accept application ZB2059:

OFFER:	Yodakis
SECOND:	Reisinger,
AFFIRMATIVE:	Reisinger, Maguire, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

Mr. Steib read the evidence as presented to date:

A-1 Zoning Review from Planner Tim Anfuso, 6.16.2025
A-2 Application 9.17.2025
A-3 Survey KF2T 5.1.2025
A-4 Architectural Plans, Joann P. Montero 7.30.2025
A-5 Health Report, 9.29.2025
A-6 Fire Report, 10.3.2025
A-7 Aerial Photograph

Mr. Statile, applicant, was sworn in for testimony and Mr. Anfuso was sworn in for testimony.

Mr. Statile noted the application is a request to add a second story to the old farmhouse for employee housing on the nursery property. The structure was preexisting and close to the property lines and that is where the variances are created.

Public comments were open.

Ms. Cecilia Powell, Creamery Road resident, was sworn and provided a statement regarding concerns of the proximity to her carriage house. The second story would cause privacy concerns

as the residents would be able to look into the carriage house and potentially their home due to the proximity of the structures to the property line.

Two pictures were introduced by Ms. Powell for the Board members to review.

Ms. Powell noted the pictures show the current structure and its proximity to the carriage house and the images were taken this fall. Mr. Anfuso asked what the distance from the property line was to the carriage house, which was noted on the survey as 13.7".

No additional questions or comments.

The Board began discussion with the applicant which resulted in requests for a landscaping plan to buffer the space and updated architectural plans for window removal for the side of the house that faces the neighbor's property.

The applicant agreed to review architecture and landscape plans to support the Board and neighbor concerns. Mr. Steib noted the application would be continued to the January 15th meeting and any plans would be due to the Board 10 days before the application with no additional servicing requirements. Mr. Anfuso also requested the applicant perform an extension of time which Mr. Statile agreed.

2. <u>ZB2063 Rodriguez – Block 16; Lot 41 – 10 Old Farm Road</u>
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.

Mr. Steib reviewed the application and service is in order to hear the application.

Motion to accept application ZB2063:

OFFER:	Mahoney
SECOND:	Yodakis
AFFIRMATIVE:	Reisinger, Maguire, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

Mr. Steib read the evidence as presented to date:

A-1 Zoning Review from Planner Tim Anfuso, 3.8.2024
A-2 Application 10.30.2025
A-3 Survey J Y Land Surveying, 9.14.20, revised 11.26.25
A-4 Fire Report, November 19, 2025
A-5 Health Report, November 18, 2025
A-6 Aerial Photograph
A-7 Zoning Application, 3.8.2024
A-8 Architectural Plans, Jason Peist

Mr. Rodriguez, applicant, and Tim Anfuso were sworn in for testimony.

Mr. Rodriguez is requesting to complete an addition to the property of a garage with 2nd story walk in closet and home office. In addition to the structure, they are wanting to expand the driveway and complete a curb cut to allow for more cars to safely utilize the space. He continued to describe the lot reflecting on limitations due to the location of the well and topography of the lot, which is an undersized lot of record.

The applicant took questions from the Board. A member asked about tree removal, Mr. Rodriguez is not planning on removing additional trees and will provide a landscape plan for Mr. Anfuso's review to support the addition and add screening for the side where the addition is being planned.

No comments or questions from the public were noted for the record.

Motion to approve application ZB2063:

OFFER:	Reisinger
SECOND:	Mahoney
AFFIRMATIVE:	Reisinger, Maguire, Mahoney, Kornbluh, Yodakis
NEGATIVE:	None

EXECUTIVE SESSION

None.

DISCUSSION

None.

MOTION TO ADJOURN

A motion was made at 8:33 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 December 11, 2025, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on April 16, 2026.

Krista A. Hill-Kane, Secretary
Zoning Board of Adjustment of the
Township of Colts Neck