ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
NOVEMBER 20, 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, Farrell, Buzzetta, Dnistrian, Maguire, Mahoney, Kornbluh

ABSENT: Nicoletta, Yodakis

ALSO PRESENT: Tim Anfuso, PP; Michael Steib, Esq.

APPROVAL OF MINUTES:

None.

RESOLUTIONS:

1. **ZB2031 Ivy League Farm, LLC – Morgan – Block 10, Lot 2.02 -14 Princton Lane**
   Memorialization of Resolution granting a one-year extension of time to the previously approved variance to construct a barn/arena and accessory farm labor unit. The extension of time will commence on August 15, 2025, and expire on August 14, 2026

Motion to approve ZB2031 Extension:

OFFER:	Buzzetta
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Buzzetta, Dnistrian, Maguire, Kornbluh
NEGATIVE:	None

2. **ZB2035 Ivy League Farm, LLC – Morgan II – Block 10, Lot 2.02 -14 Princton Lane**
   Memorialization of Resolution granting a one-year extension of time to the previously approved variance to construct a single-family dwelling. The extension of time will commence on October 17, 2025, and expire on October 16, 2026

Motion to approve ZB2035 Extension:

OFFER:	Buzzetta
SECOND:	Reisinger
AFFIRMATIVE:	Reisinger, Buzzetta, Dnistrian, Maguire, Kornbluh
NEGATIVE:	None

3. ZB2053 Larsen – Block 51, Lot 2.17 – 18 Deputy Minster

Memorialization of Resolution granting construction of a two-story addition in the AG zone. Variances are required to permit a front setback of 97.27' where 108.7' feet is required and a side setback of 50.59' and 69.9'where 84.7' required.

Motion to approve ZB2053 Resolution:

OFFER:	Kornbluh
SECOND:	Reisinger
AFFIRMATIVE:	Reisinger, Buzzetta, Dnistrian, Maguire, Kornbluh
NEGATIVE:	None

4. ZB2058 DiLorenzo – Block 1, Lot 81 – 21 Boundary Road

Memorialization of Resolution granting construction of a two-story addition and deck in the A-1 zone. Variances are required to permit a front setback of 55' where 75' required and 56' currently exists and a side setback of 28' where 50' required and 27' currently exists where 20 feet is required.

Motion to approve ZB2058 Resolution:

OFFER:	Buzzetta
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Buzzetta, Dnistrian, Maguire, Kornbluh
NEGATIVE:	None

ADMINISTRATIVE ITEMS:

None.

APPLICATIONS: 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 December 31, 2025.

Mr. Steib noted that correspondence was received from Mr. Plocker, applicant's attorney, requesting to carry the application to December 11th meeting, the Board approved the request with no further noticing required.

2. ZB2056 DeCarolis – Block 7.13, Lot 2 – 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. Reisinger noted that Mr. DeCarolis requested to carry it to December 11th due to being unable to attend the meeting, the Board approved the request with no further noticing required.

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 noted a proof of service issue and that the application would be carried to December 11, 2025, with the corrections made for proof of service with the newspaper and one notification to the property owner.

2. ZB2052 DellAnno – Block 46; Lot 1.01 – 39 Brentwood Drive South
Application 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. Time to December 11, 2025.

Motion to accept application ZB2052:

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

Mr. Steib introduced the evidence items:

A-1 Variance Plan & Building Permit Plot Plan, prepared by Two River Engineering, dated June 1 2025;
A-2 Architectural Addition & Renovation Plans, prepared by William J. Cullen, dated September 23, 2022;
A-3 Architectural Plans prepared by Michael James Monroe, dated March 10, 2023;
A-4 Aerial Photograph of Subject Property;
A-5 Report of Township Board of Health, dated June 26, 2025;
A-6 Application of Kathy Dell Anno, dated June 20, 2025;
A-7 Hand Drawn Elevation & Floor Plan for Proposed Garage;
A-8 Prior Zoning Board Resolution for Swimming Pool Variance, dated June 18, 2015;
A-9 Fire Council Report, dated June 26, 2025.

Robert Dell Anno, applicant, and Michael J. Monroe, architect, sworn in for testifying. Mr. Dell Anno discussed the plan for a garage/gazebo addition which will have an office space.

Mr. Monroe noted the application is unique due to the location of the property there is a variance required due to the 110' feet of front setback being requested where 150' is required. A previous variance was granted for the pool. Mr. Monroe noted they will not be pursuing the variance for the volume; they will be reworking the plans to meet the volume requirements with no variance.

Mr. Monroe noted the applicant intends to remove the existing 12' x 18' shed.

Mr. Mahoney asked about relocating the proposed garage further south, Mr. Anfuso noted it has to maintain the 20' from the house. The Board asked about swinging the design on an angle to remove another 10' to which Mr. Monroe noted with swinging the garage there is a need for additional pavement so that is an option but not the preferred option as it also impacts existing landscaping. Mr. Reisinger noted either way it requires a variance.

Mr. Monroe further noted this is an accessory garage structure with a roofline that serves as a covered area on the first floor for weather coverage for pool guests, however the structure is designed more for storage, garage and an office area. The structure will be heated and cooled with a potential bathroom, however, no bedrooms are proposed or requested.

Mr. Anfuso noted the odd shape of the lot and includes frontage on two streets. The Board asked about the landscaping easement and whether an eyesore would be created with an HVAC unit for the garage addition, Mr. Dell Anno noted that it was healthy and covers the view with minimal impact.

Mr. Reisinger opened up for public comment, there were none. Mr. Reisinger asked the Board for comments, the Board did not receive any concerns. A requirement for approval will be that the shed is removed prior to any permits being issued and the applicant requested a vote.

Motion to approve application ZB2052:

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

1. <u>ZB2061 McCollum – Block 29; Lot 5 – 2 Pond View Drive</u>

Application 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. Time to February 26, 2026.

Motion to accept application ZB2061:

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

A-1 Variance Application of Mark & Laura McCollum, dated August 18, 2025;
A-2 Architectural Plans, prepared by Michael James Monroe, dated June 17, 2025, revised August 15, 2025;
A-3 Zoning Review of Township Planner Tim Anfuso, dated August 22, 2025;
A-4 Variance Application of Mark McCollum, dated October 23, 2025;
A-5 Report of Township Board of Health, dated October 28, 2025;
A-6 Aerial Photograph of Subject Property;
A-7 Report of Township Fire Council, dated November 1, 2025. Exhibit A-7 in evidence.

Mr. Steib swore in Dr. Mark McCollum, applicant, and Mr. Michael Monroe, architect. Dr. McCollum explained the application is a request to build a 3-car garage adjacent to the house on the existing driveway. The lot has two front setbacks due to location on Cedar Drive and Pond View Drive, which leads to needing the variance for a setback of 135' where 150' is required off of Cedar Drive.

Mr. Monroe specified that the existing garage on the house is not large enough to house an existing vehicle. The plans place the garage to be built partially into a hill which reduces the visual of the structure and will require a grading plan. The Board asked if the applicant could reduce the size of the structure to 2 cars instead of 3 and the applicant explained the concerns with motorcycle racing, the over-sized vehicle, and an additional collector car that a 2-car garage would not work for the needs of the family.

Mr. Reisinger opened up for public comment, there were none. The Board offered no actionable comments while discussing. The applicant then requested a vote.

Motion to approve application ZB2061:

OFFER:	Reisinger
SECOND:	Kornbluh
AFFIRMATIVE:	Reisinger, Buzzetta, Maguire, Mahoney, Kornbluh
NEGATIVE:	Farrell, Dnistrian

2. <u>ZB2060 Sweeney – Block 16; Lot 33.23 – 1 Shadow Brook Drive</u>

Application 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. Time to February 26, 2026.

Motion to accept application ZB2060:

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

Mr. Steib introduced the evidence for the application:
A-1 Architectural Plans prepared by Cohen Design/Build, dated August 25, 2025;
A-2 Zoning Review of Township Planner Tim Anfuso, dated September 25, 2025;

A-3 Variance Application of Danielle & James Sweeney, dated September 22, 2025;
A-4 Variance Plan, prepared by Two River Engineering, dated October 15, 2025;
A-5 Architectural Elevation & Floor Plans, prepared by Cohen Design/Build, dated August 25, 2025;
A-6 Report of Township Health Department, dated October 2, 2025;
A-7 Report of Township Fire Council, dated October 28, 2025;
A-8 Prior Zoning Board Resolution, dated June 22, 1996;
A-9 Aerial Photograph of Subject Property;
A-10 Series of 6 Photographs of subject property from Various Viewpoints.

The applicants, Danielle and James Sweeney were present. Mr. AJ Garito, Engineer, was sworn in for testimony. Mr. Garito explained the request requires variances for the addition due to front yard setbacks from both Prothero where 98' is proposed and 125' is required and front setback of 83.4' where 95' is required from Shadow Brook Drive.

Mr. Garito entered a new exhibit:

A-11 Color Rendered Variance Plan, prepared by Two River Engineering, dated October 15, 2025.

Mr. Garito noted in 1996 that a previous owner installed a sunroom after receiving a variance. The proposed addition will replace the sunroom and add a 2nd story. The addition is a total of 545 square feet which is roughly 200 square feet larger than the existing sunroom.

Chairman Reisinger asked about the septic for the addition. Mr. Garito noted a new system has been designed however they are waiting to install the septic until after the addition's construction was complete. Mr. Garito noted that Mr. Frank from Health has reviewed the existing system and found it functional. The new septic will be installed once the addition is completed.

Chairman Reisinger opened for public comments and questions.

Mr. John Nachtigal , Prothero Resident, was sworn in and read a letter to the Board. Concerns included landscape easement erosion from trees being removed, conservation easement restrictions, limiting construction vehicles from entering from his road, drainage, lighting plans, septic sizing, and plot plan errors and that the project will negatively impact his home.

Mr. Garito addressed the concerns which are actionable with this application. No construction vehicles will be going through any neighboring property or easements. Mr. Steib swore in Danielle and James Sweeney, owners and applicants, and Mr. Anfuso.

Ms. Sweeney noted the bulk of Mr. Nachtigal's concerns are issues that have been addressed and do not impact this application. Mr. Sweeney noted that they have added trees onto the land, however, with the plan to add on they have paused landscaping so that any new trees will not be impacted by the approved project. Mr. Sweeney opined that their intention after construction is complete would be to continue adding to the landscaping around their house to include planting

new trees to replace the ones that have been removed due to disease or damage with permission and support of the Shade Tree Commission.

Mr. Michael Greenberg, Shadowbrook Drive resident, commented that the Sweeney's are good neighbors and he supports the application.

Mr. Nachtigal reiterated his concern about the lighting plan. Mr. Garito noted no additional lights were to be added for the project.

Mr. Anfuso noted the easement will remain and no permissions are being granted to change the easement for construction that instead the reason no additional landscaping is planned because the septic will go in after construction so that construction does not impact the new septic location.

Mr. Nachtigal again asked about hot tub drainage, Mr. Garito noted there is no plan to install a hot tub, and he is unsure what he is speaking about. Mr. Garito noted there is a drainage plan for storm water to alleviate concerns which would ultimately positively impact post-developed project versus how the property currently drains.

Chairman Reisinger noted no additional public comments and the Board began comments. Members echoed drainage concerns with the lot coverage and opined that the bulk of the neighbor's concerns are not within the scope of this application. Mr. Anfuso reiterated that conditions for the application would include no disturbances to the 75' conservation easement and 40' landscaping easement. The conditions were agreed between the engineer, applicants and the Board and the Board was asked to vote.

Motion to approve application ZB2060:

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

EXECUTIVE SESSION

None.

DISCUSSION

None.

MOTION TO ADJOURN

A motion was made at 8:36 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 November 20, 2025, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on February 19, 2026.

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