COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
November 20, 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. **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

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

3. **ZB2053 Larsen – Block 51, Lot 2.17 – 18 Deputy Minster**
   Resolution to construct 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. Time to November 20, 2025.

4. **ZB2058 DiLorenzo – Block 1, Lot 81 – 21 Boundary Road**
   Resolution to construct 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. Time to January 6, 2026.

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 December 31, 2025.

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.

New Business

1. **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.

2. **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.

3. **ZB2061 McCollum – Block 29; Lot 5 – 2 Pond View Drive**
   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.

4. **ZB2060 Sweeney – Block 16; Lot 33.23 – 1 Shadow Brook Drive**
   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.

Discussion

None

Executive Session

None

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be December 11, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township