COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
October 16, 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. **ZB2051 – JKCH of New Jersey, LLC – Block 1.01, Lot 28 – 42 The Enclosure East**
   Memorialization of Resolution granting approval to construct an inground swimming pool. 1,446 sf patio, 4' fence and equipment. Variances are required for proposed pool front setback of 43.86' where 100' is required and proposed equipment side setback of 12' where 25' is required.

Administrative

1. **Appointment of Acting Board Secretary – Christine Eschert**

2. **ZB2031 Ivy League Farm, LLC – Morgan – Block 10, Lot 2.02 -14 Princton Lane**
   Request for 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

3. **ZB2035 Ivy League Farm, LLC – Morgan II – Block 10, Lot 2.02 - 14 Princton Lane**
   Request for 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.

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 October 28, 2025.

New Business

1. **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 October 28, 2025.

2. **ZB2053 Larsen – Block 51, Lot 2.17 – 18 Deputy Minster**
   Application 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.

3. **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.

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

Discussion

None

Executive Session

None

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be November 20, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township