ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
OCTOBER 16, 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, Buzzetta, Dnistrian, Maguire, Kornbluh, Yodakis
ABSENT:	Farrell, Mahoney, Nicoletta

ALSO PRESENT: Michael Steib, Esq.; Glenn Gerken, PE, PPE, CME

APPROVAL OF MINUTES:

None.

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.

Motion to approve ZB2051:

OFFER:	Kornbluh
SECOND:	Yodakis
AFFIRMATIVE:	Reisinger, Buzzetta, Kornbluh, Yodakis
NEGATIVE:	None

ADMINISTRATIVE ITEMS:

1. **Appoint Christine Eshcert as acting Zoning Board of Adjustment Secretary.**

OFFER:	Reisinger
SECOND:	Buzzetta

AFFIRMATIVE: Reisinger, Buzzetta, Dnistrian, Maguire, Kornbluh, Yodakis
NEGATIVE: None

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

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

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.

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

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 October 28, 2025

Mr. Steib noted no new evidence has been given to the Board. Mr. Michel was previously sworn and Mr. Gerken was sworn.

Mr. Michel noted he is working on considerations and was communicating with Mr. Anfuso for needs. Mr. Michel requested carrying by December 11th, Mr. Steib noted 10 days before the meeting any changes would be due before the meeting. No additional service was needed.

APPLICATIONS: New Business:

1. **ZB2056 DeCaroles – 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.

Mr. Steib noted on record that Mr. Kornbluh is recusing himself from this application.

Motion to accept application ZB2056 DeCaroles
OFFER: Dnistrian
SECOND: Reisinger
AFFIRMATIVE: Reisinger, Buzzetta, Dnistrian, Maguire, and Yodakis.
NEGATIVE: None

Mr. Steib introduce
A1 Development Application 7.15.2025
A2 Tim Review 7.16.2025
A3 Variance App 4.23.2025
A4 Survey
A5 Gazebo Specifications March 6, 2024
A6 Photograph of proposed gazebo
A7 Fire Comments 7.25.25
A8 BOH Comments 7.25.25

Mr. Steib swore in the applicant. Robert Decaroles introduced his request to note that he wanted to add the gazebo to the at-grade-patio, and the variance is required due to the separation of the gazebo from the home.

Chairman Reisinger noted the concern for the separation for firefighting abilities being the reason for the ordinance and feels the ask is concerning. The board echoed concerns.

Chairman Reisinger notes that the Board is not in favor of the request as it is and offered the opportunity to revise plans.

No public comments or questions.

Mr. Steib noted he could carry and request information or revise the revised plans. Mr. Carolis asked to carry the meeting forward. Mr. Steib noted the case would be carried to the November 20, 2025, meeting and no additional service required.

2. <u>ZB2053 Larsen – Block 51, Lot 2.17 – 18 Deputy Minster</u>
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.

Motion to accept application ZB2053 Larsen:

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

Mr. Alfieri is representing the applicant and is requesting board approval for the proposal to construct an addition to an existing house with a principle front yard setback of 97.27 feet where 108.7 feet are required and principal side yard setback of 50.59 feet where 84.7 feet is required in the AG zone.

Mr. Steib swore in AJ Garito and Glenn Gerken.

A1 Variance Plan & Building Permit Plot Plan, prepared by Two River Engineering, dated June 1, 2025
A2 Architectural Addition & Renovation Plans, prepared by William J. Cohen, dated September 23, 2022
A3 Architectural Plans prepared by Michael James Monroe, dated March 10, 2023
A4 Variance Application of Michael Larsen, dated June 12, 2025
A5 Zoning Review of Township Planner Tim Anfuso, dated July 25, 2025
A6 Report of Colts Neck Fire Council, dated July 25, 2025
A7 Report of Township Board of Health, dated July 28, 2025
A8 Color Rendered Site Plan, prepared by Two River Engineering
A9 Photo Board with Six 8.5 in. x 11 in. photographs of subject property, dated October 16, 2025

The Applicant was represented by Dante Alfieri, Esq. who presented the testimony of AJ Garito, of Two River Engineering. Mr. Garito testified that the proposed improvements are within the required front and side yard setbacks for the AG residential zone and that the subject property is irregular in shape. This request was previously approved however the applicant did not act on construction in time.

The Applicant proposes to place an addition onto the existing residence along its easterly side and to construct an 879 square foot pool house. The pool house does not require any Variance relief, however, the proposed addition to the residence requires Variances for a front yard setback of 97.27 feet where 108.7 feet is required and a side yard setback of 50.59 feet where 84.7 feet is required. The proposed addition triggers the application of the 90-foot rule which requires enhanced setbacks requiring a variance.

There is a preexisting side yard setback from the westerly property line of 69.9 feet which is an existing condition and does not require additional Variance relief.

No public comments or questions.

The Board requested the Applicant make architectural changes to shrink the total variance by 2 feet needed and add landscape buffer between the applicant's property and the adjacent property.

Motion to approve application ZB2053 with conditions discussed:

OFFER:	Reisinger
SECOND:	Kornbluh

AFFIRMATIVE:	Reisinger, Maguire, Kornbluh, Yodakis
NEGATIVE:	Buzzetta, Dnistrian

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.

Mr. Steib noted clarification is required on the application as the Zoning Review reflects a barn of 100' x 30' and renderings reflect 90' x 35'.

Motion to accept application ZB2057:

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

A1 Variance App 8.15.2025
A2 Survey Schoor Depalma 5.13. 2002 revised 7.10.2002
A3 Hand Drawn Barn Elevation Floor Plans
A4 Tims Review 7.17.25
A5 Fire Council 9.2.2025
A6 BOH 8.2025

Mr. Steib swore in both Glenn Gerken and the applicant, Peter Fiore. Mr. Fiore testified to the application request that the barn is the 90' x 35' reflected in the elevation plans. The original owner built the barn in the 1970's and it had been damaged over time, and the barn was rebuilt on the same footprint and is a dirt floor with no electrical.

Resident, Thomas Orgo, noted that the barn had collapsed and permits were denied relative to easements.

The Board collectively noted more information was needed with an updated survey reflecting considerations of the land.

Mr. Fiore requested to carry the application to December, Mr. Steib noted the application would carry to the December 11th meeting with no further noticing requirements and all updates to the information requested would need to be submitted to Mr. Anfuso 10 days prior to the meeting.

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.

Motion to accept application ZB2058:

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

A1 Variance Application 7.17.2025
A2 Grading Plan Jensen Design 8.11.2025
A3 Architectural Planes Ronald Kacmarsky 7.9.2025
A4 Zoning Review by Tim Anfuso 8.23.2025
A5 Fire Council 9.2.2025
A6 Health 8.29.2025

Mr. Kacmarsky and Alexis Chadwick, owner, were present and sworn with Mr. Gerken. Mr. Kacmarsky, licensed architect in New Jersey with over 20 years of experience though new to this Board, were sworn in for testimony. Mr. Kacmarsky's credentials were accepted by the Board.

Mr. Kacmarsky and the applicant noted the house is an older home and is smaller than comparables in the area. The variances are needed given zoning changes that have resulted in setback considerations on the existing house, where an estimated 60% of the existing home sit within setbacks.

The Board noted with the application considerations they had no additional concerns or comments.

Motion to approve ZB2058:

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

EXECUTIVE SESSION

None.

DISCUSSION

None.

MOTION TO ADJOURN

A motion was made at 8:08 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 on October 16, 2025, and adopted by the Zoning Board of Adjustment of the Township of Colts Neck at its meeting held on January 15, 2026.

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