COLTS NECK TOWNSHIP
Zoning Board of Adjustment
Meeting Agenda
September 18, 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
Meeting Minutes: August 21, 2025

Resolutions

1. **ZB2049 – Valinotti – Block 17, Lot 3 – 27 Revolutionary Road**
   Memorialization of a Resolution denying a request to retain a 25.5' x 30' basketball court with 8' netting in rear yard. Variances are required to permit a side setback of 20' where 50' is required and 7' currently exists, a rear setback of 20' where 50' is required and 5' currently exists.

2. **ZB2050 – Marco – Block 29, Lot 2 – 97 Cedar Drive**
   Memorialization of a Resolution denying a request to retain entry piers and wall along Cedar Drive. Variances are required to retain a 4.3' existing wall where 4' is maximum permitted, for existing 6' entrance pier 7' and 9' from edge of pavement where 18' is required; and existing wall and entrance pier .76 to .87' in the Township right-of-way where Township Committee approval required.

3. **ZB2055 Stivala – Block 35, Lot 18 – 195 Normandy Road**
   Memorialization of a Resolution approving a request to construct second story addition of shed dormer to single family dwelling on undersized lot of record. Variances are required to allow a front setback of 23.5' where 50' is required and 23.5' currently exists, a side setback of 24.5' where 50' is required and 9.16' currently exists and the issuance of a Building Permit on a lot that does not front on a public street improved to RSIS or Township standards.

Administrative

None

Old Business

1. **ZB2038 Source Brewery- 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 October 31, 2025.

New Business

1. **ZB2052 - Dell Anno – Block 46 , Lot 1.01 – 39 Bretwood South**
   Application to construct a 30' x 40' accessory structure. Variances are required to permit a building volume of 21,696 cubic feet where 20,000 cubic feet is maximum permitted and a front set back of 110 feet where 150 feet is required. Time to October 21, 2025.

2. **ZB2051 – JKCH of New Jersey, LLC – Block 1.01, Lot 28 – 42 The Enclosure East**
   Application to build an inground swimming pool. 1,446 sf patio, 4' fence and equipment as shown on the Variance Plan prepared by Two River Engineering dated 5/7/25 revised 6/1/25. 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. Time to October 31, 2025.

Discussion

None

Executive Session

None

Adjournment

The next regular meeting of the Zoning Board of Adjustment will be October 16, 2025, at 7:00 pm
1 Veterans Way, Colts Neck Township