ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
SEPTEMBER 18, 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, Mahoney, Nicoletta, Kornbluh, Yodakis
ABSENT:	Dnistrian, Maguire

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

APPROVAL OF MINUTES:

Motion to approve August 21, 2025 meeting minutes:

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

RESOLUTIONS:

1. ZB2049 – Valinotti – Block 17, Lot 3 – 27 Revolutionary Road

Memorialization of resolution denying 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.

Memorialization of resolution denying ZB2049 request:

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

2. ZB2050 – Marco – Block 29, Lot 2 – 97 Cedar Drive

Memorialization of resolution denying 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.

Memorialization of resolution denying ZB2050 request:

OFFER:	Reisinger
SECOND:	Mahoney
AFFIRMATIVE:	Reisinger, Buzzetta, Mahoney
NEGATIVE:	None

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.

Memorialization of resolution approving ZB2055 request:

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

ADMINISTRATIVE ITEMS:

None.

APPLICATIONS: 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' x 40' 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.

Mr. Nicoletta produced a certified absentee recording review.

Additional exhibits accepted by Mr. Steib:

A22 Survey prepared by Morgan engineering & surveying on July 17, 2025

A23 Parking Exhibit, prepared by Two River Engineering dated September 1, 2025

Mr. Plocker noted the additional parking request has been eliminated and the encroachment was removed. Mr. Garito of Two River Engineering prepared the updated parking plan and the applicant hired a valet service to facilitate concerns on traffic and excess parking.

A24 was introduced which was a color rendering of the Two River Engineering variance plan

Mr. Garito noted no site plan changes, and the only change was removal of the encroachment and removal of the proposed extra parking spaces.

No public comments or questions for Mr. Garito.

Applicant Phil Petracca noted that since the last meeting, a complimentary option for valet parking service had been hired with four attendants. He further noted that there was a maximum of 26 cars parked during peak in the public spaces where over 100 could be utilized. Additional "no parking" and "one way" signs were added as well to curb concerns regarding traffic patterns.

Mr. Anfuso was sworn and noted that no comments from the Fire Marshal had been provided to the Board to date on the parking plan, the concern Mr. Anfuso noted that parking on both sides of the street limits the width of a two-way road to under 12'.

Mr. Petracca stated the valet could be instructed to only use one side of the street and that the previous weekend of utilizing valet there were no guests parking themselves in the supplemental parking.

Occupancy is set for 75 and parking can at times be three times what is permitted.

Use variance remains required, rear variance of 3' where 20' is required adjacent to assisted living, and the revised surveys show a separation of .9" .6" to the gravel from the property line and a 0' setback where 20' is required.

Mr. Plocker noted the gazebo requires no variances and they will review the other elements mentioned by the Board. Mr. Plocker approved a time extension through December 31st.

The Board noted there are parking and occupancy concerns that have been unanswered since the last review.

APPLICATIONS: 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.

Mr. Steib noted insufficient service for the newspaper and the application will be carried to November 20, 2025 meeting with requirements for corrected newspaper publication and no further certified mailing requirements.

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.

Mr. Steib introduced the exhibits:

A1 Zoning Review by Tim Anfuso 6.11.2025
A2 Variance Plan 6.1.25 AJ
A3 Variance App 6.10.25
A4 Health Office 6.19.25
A5 Fire 6.17.25

Motion to accept Application ZB2051:

OFFER:	Buzzetta
SECOND:	Mahoney
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None

Mr. Dante Alfieri introduced the application and noted the property has two front setbacks due to the location of the property between The Enclosure East and The Enclosure West on an existing undersized lot of record.

Mr. Garito and Mr. Anfuso were sworn in for testimony.

Mr. Garito introduced two exhibits while noting the variances required for the setbacks in relation to the location of the pool equipment and side yard and the front setback for the pool:

A6 Colored Rendering of Variance Plan 5.7.2025 revised 6.1.2025
A7 6 Photos of property taken by AJ Garito on September 18, 2025

No public questions or comments. No questions from the Board, with only a notation about Board of Health review for the well and approval which Mr. Anfuso noted is standard for all Building Department requests.

Motion to approve Application ZB2051:

OFFER:	Buzzetta
SECOND:	Nicoletta
AFFIRMATIVE:	Reisinger, Farrell, Buzzetta, Mahoney, Nicoletta, Kornbluh, Yodakis
NEGATIVE:	None

EXECUTIVE SESSION

None.

DISCUSSION

None.

MOTION TO ADJOURN

A motion was made at 7:55 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 September 18, 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